

THIS MORTGAGE is made this _____ day of _____ 1971, between _____ of the County of _____ State of _____ and _____ of the County of _____ State of _____

WHEREAS the Mortgagor has borrowed from the Mortgagee the sum of Two Thousand, Two Hundred Seventeen and 96/100 Dollars (\$ 2,217.96) due and payable in 36 monthly installments of \$61.61 each, the first such monthly payment to be made on the 10th day of June, 1971, and the remaining installments to be made on the 10th day of each month thereafter until paid in full, with interest at eight (8%) from maturity to be computed and paid on demand.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, shown and designated as Lots 1 and 2 on plat of property of Jeff Ware by H. T. Corn, Surveyor, dated November 24, 1958, recorded in Plat Book TT, page 95 in the Office of the R. M. C. for Greenville County, which plat is craved for a fuller description.

ALSO, All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Gantt Township, and being about one mile south of Gantt off public road, on the north side of a new street, hereafter called Jeff Street, and being shown as Lot No. 11 on a subdivision of the Jeff Ware property as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book 00, at page 263; which plat is craved for a fuller description.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.