

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1361 301

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Ola McJunkins Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three thousand One Hundred Fifty and 00/100----- Dollars (\$ 3150.00) due and payable

in 30 successive monthly payments of (\$105.00) One HundredFive and 00/100's Dollars beginning March 20, 1976 and due each and every 20th. thereafter untill the entire amount is paid in full.

maturity
with interest thereon from ~~date~~ at the rate of nine per centum per annum, to be paid: semi-annually

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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Pendleton road, near the City of Greenville, and being shown on plat recorded in the R.M.C. Office in Plat Book E at page 279. and having according to said plat the following metes and bounds. to-wit:

BEGINNING at an iron pin on the Northern side of Pendleton Road, joint corner with property now or formerly owned by T. J. Seyle, and running thence with the Northern side of Pendleton Road N. 80-04 E. 80.7 feet to corner of property formerly owned by Farmers Loan & Trust Co.; thence with the line of said property N. 10-03 E. 124.5 feet to an iron pin; thence continuing with the line of said property N.45-35 W. 79.5 feet to an iron pin in line of property formerly owned by T. J. Seyle; thence with the line of said property S. 11-09 E. 181.9 feet to the point of beginning. Said premises being the same conveyed to the grantor by T. J. Seyle, by deed recorded in Volume 69 at page 162.



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.

0 3 0 11

4328 RV-23