

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 26 3 05 PM 1955

MORTGAGE OF REAL ESTATE

BOOK 387 PAGE 257

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Benjamin and Annie Phelps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corp.
100 E. North St.
Greenville, S. C.

(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 Two Thousand Forty Dollars and no/100

Dollars (\$ 2040.00) due and payable

Twenty-Four Monthly Installments at Eighty Five Dollars Each. (24 X \$85.00)

with interest thereon from date at the rate of -----per centum per annum, to be paid:

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, on the southeast side of Terry Court, being known and designated as Lot No. 11 in the sub-division of property of L. M. Mahon, according to a survey and plat made by Dalton and Neves, September 1952, recorded in the R. M. C. Office for Greenville County in Plat Book T, at page 473 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an pin on the southeast side of Terry Court and at the northwestern corner of Lot No. 12 and running thence with the line of Lot 12, S. 45-55 E. 349 feet to a pin; thence S. 5-01 W. 72.7 feet to a pin; thence N. 88-56 W. 27.3 feet to a pin, corner of Lot 10, thence with the line of Lot 10, N. 45-55 W. 375 feet to a pin on the southeast side of Terry Court; thence along the southeast side of Terry Court, N. 44-05 E. 75 feet to the beginning corner. Being one of the lots conveyed to me by Joseph W. Lunsford, same as J. W. Lunsford, by deed dated August 17, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Book 491 at Page 23.

Together with all and singular rights, members, hereditaments, 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.

SATISFIED AND CANCELLED OF RECORD

3rd DAY OF Nov. 1954

Donnie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:58 O'CLOCK A. M. NO. 36879

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 127 PAGE 220