

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

NOV 12 1971
Mrs. Ollie Farnsworth
R. M. G.

BOOK 1213 PAGE 251

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Frances-F. Cole

(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 Two Thousand, Seven Hundred, thirty-six-----

Dollars (\$ 2,736.00) due and payable
in 36 successive monthly payments of \$76.00 beginning December 15, 1971 and
due each and every 15th. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of eight 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: Forever:

All that pieces, parcels or lots of land lying, being and situate in Greenville County, State of South Carolina, shown as Lot 6 and a portion of Lot 5 of Sub-division of the property of B. F. Martin, known as Westview and surveyed by G. A. Schultz, recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book F at page 140 and having, according to said plat, the following metes and bounds, to-wit;

Lot 6: BEGINNING At an iron pin at the joint front corner of Lots 5 and 6 and running thence in a southerly direction with Crestone Drive (formerly King Street) S. 1-15 E. 50 feet to an iron pin at the joint front corner of Lots 6 and 7; thence at right angles with this line and along the joint line of Lots 6 and 7 in an easterly direction, 150 feet to an iron pin; thence N. 1-15 W. 50 feet to an iron pin; thence at right angles in a westerly direction 150 feet to the point of beginning.

Also, that portion of Lot 5 immediately adjacent to Lot 6, beginning at ~~xxxx~~ the joint corner of Lots 5 and 6 and running thence N. 1-15 W. 18 feet; thence at right angles 150 feet to a point in the rear line of Lot 5; thence S. 1-15 E. 18 feet to the joint rear corner of Lot 5 and 6; thence with the line of said lots 150 feet to the point of beginning.

This is the same property conveyed to Grantor herein by S. D. Cobb by Deed dated March 16, 1959 recorded in the RMC Office for Greenville County in Deed Book 713 at Page 162.

It is the intentions of the Grantor herein to convey to the Grantee a rectangular parcel of land 68 ft. x 150 ft. x 150 ft. with 68 ft. frontage on Crestone Drive.

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.