MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles D. Byrd and Sallie Mc. Byrd

(hereinafter referred to as Mortgagor) is well and truly indebted unto General Finance Corporation

(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 Four thousand three hundred and twenty and No/100

Dollars ($ 4,320.00) due and payable

in thirty six consecutive monthly installments of $120.00 each beginning January 1, 1975.

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, the Mortgagee's heirs, 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

ALL that piece, parcel or lot of land, situate, lying or being in the city of Greenville, County of Greenville, State of South Carolina, at the northwestern corner of Tasha Drive and Pasadena Avenue, designated as Lot 1 on Plat entitled "Property of Roy Boggess" in Pleasant Valley Subdivision, dated May, 1958, prepared by R. K. Campbell, recorded in the RMC Office for Greenville County in Plat Book MM at page 5, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Tasha Drive at the joint front corner of Lots 1 and 2 and running thence with the common line of said Lots, N 33-54 W 116.6 feet to an iron pin; thence N 62-34 E 108.5 feet to an iron pin on the southwestern side of Pasadena Avenue; thence with the southwestern side of Pasadena Avenue S 29-24 E 90 feet to the curve of Pasadena Avenue at Tasha Drive; thence with the curve of the intersection S 13-21 W 22 feet to an iron pin on the northwestern side of Tasha Drive; thence with the northwestern side of Tasha Drive S 56-06 W 85 feet to the point of beginning.

The above described property is the same property conveyed to the mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 976 at page 563.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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.

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