

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said George L. Gabrel and Frances G. Gabrel
(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 Nine hundred and no/100-----
Dollars (\$ 900.00-----) due and payable

in 18 successive payments of Fifty and no/100 (\$50.00) Dollars beginning September 20, 1975 and Fifty and no/100 (\$50.00) Dollars on the 20th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ^{maturity} 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:

"ALL that piece, parcel or lot of land, situate, lying and being on the north-western side of Furman Road in Greenville County, S.C., being shown and designated as Lot No. 3 on a Plat of the property of Central Realty Corporation, dated April 30, 1946, prepared by Pickell and Pickell, Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "P", at page 57, reference to which is craved for the notes and bounds thereof.

This is the identical property conveyed to the Grantor herein by deed of James H. Trammell recorded in the R.M.C. Office for Greenville County in Deed Book 880, at page 441, and is hereby conveyed subject to all restrictions, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public records or actually existing on ground affecting said property.

This conveyance is made subject to that certain mortgage heretofore given by the Grantor herein to Collateral Investment Company on December 4, 1969, in the original amount of \$9,200.00, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1143, Page 331. The Grantor hereby assigns, sets over and transfers to the Grantee any interest he may have in that certain escrow account held by the above referred to Mortgagee.

Grantee agrees to pay Greenville County property taxes for the year 1971 and subsequent years."



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.

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