

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 990 PAGE 287

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles W. & Juanita Barbare

(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 Twelve Hundred Dollars and no/100.....
Dollars (\$ 1200.00) due and payable

Twenty Four Monthly Installments at Fifty Dollars each. (24 X\$50.00)

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, in Chick Springs Township, being known and designated as Lot# 33 on Elaine Ave. according to a plat of property of William M. Edwards as made by Dalton and Neves, June 1954, recorded in the R. M. C. Office for Greenville County, South Carolina in plat Book "S" at page 12, and having according to said Plat and a more recent survey by R. W. Dalton, May 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Elaine Ave., joint front corner of Lots Nos. 32 and 33, and running thence along the common line of said Lots, N. 58-41 E. 258.8 feet to an iron pin, joint rear corner of said lots; thence N. 29-07 W. 75.05 feet to an iron pin, joint rear corner of Lots Nos. 33 and 34; thence St. 58-41 W. 261.6 feet along common line of said lots to an iron pin on Elaine Ave; thence along Elaine Avenue, S. 31-19 E. 75 feet to an iron pin; the point of beginning. It is understood that this conveyance is made subject to the building restriction recorded in Deed Book 468 at page 97.

This being the same property conveyed to the grantor by deed of W. E. Caldwell, dated January 12, 1957 and recorded in the R. M. C. Office for Greenville County in Deed volume 569 at Page 243.

This lot is conveyed subject to Mortgage given by the grantor to First Federal Savings and Loan Association in the amount of \$6,000.00 recorded January 18, 1957 in Volume 702 at Page 534.

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.