

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 2 2 59 PM 1965

BOOK 996 PAGE 417

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bessie L. Hammond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 East North Street, Greenville, South Carolina

(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 One Thousand Four Hundred Forty Dollars and No/100.....
..... Dollars (\$ 1440.00) due and payable

Twenty-four installments at Sixty dollars (24 X 60.00)

with interest thereon from date at the rate of XXXXXXXXX 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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.

All of that certain lot of land with the buildings and improvements thereon in Greenville
Township, Greenville county, State of South Carolina, being known and designated as Lot No, 247,
of Section 1, as shown on plat of F. W. Poe Mfg. Co. recorded in the R. M. C. Office for
Greenville County in Plat Book Y at page 28, and having the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Hammett Street, corner of Lots No. 247
and 246 and running thence N. 21-07 E. 98.3 feet to an iron pin in line of Lot 248; thence S.
41-04 E. 74.8 feet to an iron pin on Hammett Street; thence with Hammett Street; thence continuing
with Hammett Street N. 66-41 W. 32.9 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of Lowee Hamby recorded in the
R. M. C. Office for Greenville County in Deed Book 544 at page 457.

Grantee is to pay 1963 County property tax.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.