



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1108 PAGE 415

WHEREAS **Billy R. and Peggy Gosnell**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Community Finance Corporation**
1006 North Street 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 **Five thousand seven hundred sixty dollars and no/100.**
..... Dollars (\$ **5760.00**) due and payable

Sixty payments at Ninety six dollars (60 X 96.00)

with interest thereon from date at the rate of **XX** 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**, being known and designated as **Lot No 13** of a subdivision known as **North Gardens, Section No. 2** recorded in **Flat Book EE, page 103**, and having the following metes and bounds:

BEGINNING at an iron pin at joint front corner of lots Nos. 13 and 14 and running thence S. 79-0 W, 160 feet to an iron pin; thence N 11-00 W 80 feet to an iron pin at joint rear corner of lots nos 13 and 12; thence along the lines of said lots, N 79-0 E, 160 feet to an iron pin on the western side of Azalea Court, running thence along said drive, S. 11-00 E 80 feet to the point of beginning.

As a part of the consideration the grantees assume and agree to pay the balance on that certain mortgage from **J. W. Pitts** to **First Federal Savings and Loan assn. Greenville, S.C.** on which there is a present balance of **6001.98**, said mortgage being recorded in said **RMC** office in **Mortgage Book 662, page 13.**

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED OF RECORD

DAY OF _____ 19____
Marnie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. NO. _____