



STATE OF SOUTH CAROLINA
County of Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 1115 PAGE 421

Mrs. R. M. C.
WHEREAS, Ruth F. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company, 100 West 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 two hundred seventy-two dollars and no/100..... Dollars (\$ 1272.00) due and payable

Twenty-four monthly installments of Fifty-three Dollars Each (24 X \$53.00)

with interest thereon from date at the rate of XXXXXXXX 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, on a plat of the property of Nannie Ross, made by W. J. Riddle, surveyor, dated September, 1950, and having according to said plat the following metes, bounds, to-wit:

BEGINNING at an iron pin on the northeast side of an county road, known as Sumter Street, at the corner of property now or formerly belonging to Aaron Lee Morgan and running thence along the line of that property, N. 48-45 E. 332 feet to a stake on the line of property now or formerly of Union Bleachery. Thence along line of that property S. 80-46 W. 169.7 feet to a stake, thence continuing with the line of that property N. 50-40 W. 12 feet to a stake; thence along the line of property now or formerly of Nannie Ross, S. 48-45 W. 188 feet to an iron pin on the Northeast side of said Sumter Street, thence along the Northeast side of Said Sumter Street S. 41-15 E. 104.6 feet to the beginning corner.

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.