

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 1118 PAGE 529

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 4 - 1969

Mrs. C. Worth

R. M. C.

WHEREAS, Hubert Ray Pruitt and Georgia A. Pruitt

(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 Three Thousand Five Hundred Twenty-eight Dollars and No/100..... Dollars (\$ 3528.00) due and payable

Thirty-six monthly installments of Ninety-eight Dollars Each (36 X \$98.00)

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 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, City of Greenville, on the west side of Stratford Road, being known and designated as Lot #101 on plat of South Forest Estates, as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book GG, at Page 181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Stratford Road, said pin being the joint front corner of Lot # 101 & 102, and running thence with the common line of said lots, S. 84-41 W. 125 feet to an iron pin, joint rear corner of Lots 101 & 102; thence N. 5-20 W. 85 feet to an iron pin in the line of Lot 141; thence N. 84-41 E. 125 feet to an iron pin on the West side of Stratford Road; thence with the West side of Stratfor Road, S. 5-20 E. 85 feet to iron pin, the point of beginning,

This being the same property conveyed to the grantors herein by deed of Gaine Realty and Mortgage Co., dated October 22, 1968, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 854, Page 413.

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.