

OLLIE FARNSWORTH R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert M. & Frances R. McQuay

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 E. 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 One thousand one hundred seventy six (1176.00)

..... Dollars (\$ 1176.00) due and payable

Twenty four monthly installments of Forty nine dollars.....

with interest thereon from date at the rate of 10% 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,

ALL that piece, parcel or lot of land with improvements thereon, in Gantt Township, Greenville County, State of South Carolina, containing 5.69 acres, more or less, and has the following metes and bounds, to wit:

BEGINNING at a point in the middle of Standing Springs-Road on old line; thence N. 25 1/2 W. 2.00 chs. to a point in the middle of said road; thence N. 61 1/2 W. 2.71 chs. to a point in the middle of said road; thence N. 17 W. 3.57 Chs. to a stone in the field; thence N. 57 E. 9.08 chs. to a stone on the East bank of a plantation road; thence S. 46 E. 5 chs. to a large oak in the Charles line; Thence S. 33 W. 3.20 chs. to an iron pin; thence S. 41 W. 7.16 to the beginning corner. The above courses and distances are those set out by Mr. Ledbetter, surveyor, May 8, 1942.

ALSO, all that piece, parcel or lot of land in the aforesaid township, County and state, about 8 miles southeast of the City of Greenville and near Conestee Mills, and more fully described as follows:

BEGINNING at an iron pin on the North bank of a road at corner of land of C. M. Payne and running thence along C. M. Payne line, N. 74 E. 7.38 chs. to pin in the Charles line; thence S. 34 1/2 W. 7.75 to a dead oak in the Charles line; thence N. 41 1/2 W. 4.95 to the beginning corner and containing 1.78 acres, more or less.

By deed of H. S. Williams the above described property was conveyed to W. H. Reynolds and Frances Reynolds. Thereafter W. H. Reynolds died intestate leaving as his sole heir at law the grantors herein and the grantee as evidenced by the records in the Greenville County Probate Court in Apartment 671, File 28.

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.