

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF Greenville

JUN 18 11 07 AM '69

MORTGAGE OF REAL ESTATE BOOK 1129 PAGE 99

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul E. & Ruth Stewart

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company  
100 W. North St., Greenville, SC

(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 Fifty-eight hundred eighty dollars and no/100-----  
-----Dollars (\$ 5880.00 ) due and payable

Payable at Sixty monthly installments at Ninety-eight dollars each. ( 60 x 98.00 )

with interest thereon from date at the rate of -----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, Paris Mountain Township, on the western side of Courtland Drive, known and designated as a portion of Lot 21 on a plat of Highview Acres, recorded in plat book O, at page 123, and having the following metes and bounds to wit:

BEGINNING, at an iron pin on the western side of Courtland Drive at the joint front corner of Lots 20 & 21, and running thence along the line of Lot 20 N. 84-30 N. 200 feet to a point; thence along a new line S 5-30 W. 100 feet to a point; thence along a new line S 84-30 E 200 feet to a point on the western side of Courtland Drive; thence along the western side of Courtland Drive N 5-30 E 100 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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.