

STATE OF SOUTH CAROLINA

COUNTY OF

GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

AUG 5 9 03 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

BOOK 1133 PAGE 297

WHEREAS, Honor N. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corp.
100 E. North Street, Greenville, South Carolina, 29602

(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
TWO THOUSAND THREE HUNDRED FIFTY TWO and No/100 Dollars (\$2,352.00) due and payable

1/2 Monthly Installments of \$56.00

with interest thereon from date at the rate of XXXXXX 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, state of South Carolina, known and designated as lot No. 19 of the property of J. Cleo Roper, said plat being recorded in the RMC office for Greenville County in plat Book PP Page 13) and according to a recent survey by T. C. Adams, Engineer, having the following metes and bounds, to-wit :

Beginning at an iron pin on the northeast side of West Gantt Cir., at the joint front corner of lots 19 & 20, and the point of beginning being 572.4 feet to grove road, and running thence with said West Gantt Circle, N. 66-30 W. 85 feet to an iron pin, joint front corner of lots 18 and 19; and running thence with the joint line of said lots N. 23-30 E. 168.8 Feet to an iron pin; thence S. 64-14 E. 34.5 feet to an iron pin; thence S. 66-10 E. 50.5 feet to an iron pin joint rear corner of lots 19 & 20; thence with the joint line of said lots S. 23-30 W. 167.4 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 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.