

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. DEPT. OF REAL ESTATE

AUG 21 3 38 PM '65

BOOK 1134 PAGE 585

OLLIE FARNSWORTH

WHEREAS, James A. and Ruby

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three thousand five hundred seventy dollars and
..... Dollars (\$ 3570.00) due and payable

Forty two installments of Righty five dollars (42 X \$5.00)

with interest thereon from date at the rate of XXXX per centum per annum, to be paid:

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 certain piece, parcel or lot of land, with all improvements there on situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as lot number 141. A subdivision known as Colonial Hills, section 3, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated May 7, 1965, recorded in the RMC Office for Greenville County in plat book BBB at page 910, and having the following metes and bounds to wit:

BEGINNING At an iron pin on the northern side of Ardmore Drive, joint front corner of lots 140 and 141, running thence with the joint line of said lots, N. 3-49 E. 170 feet to an iron pin in the line of lot 117, thence with the line of Lot 117, N. 83-06 W. 92 feet to an iron pin in the line of lot 20, thence with the line of lot 20, S. 4-02 W. 75.4 feet to an iron pin in line of Lot 19, thence with the line of Lot 19 S. 7-29 W. 111.5 feet to an iron pin on the northern side of Ardmore Drive; thence with Ardmore Drive N. 87-02 E. 100 feet to the point of beginning; being the same conveyed to me by Williams Land Company, Inc. by deed dated May 3, 1967 and recorded in the RMC Office of Greenville County.

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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

Paid May ✓ ✓