



TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Hugh Grumbles and Willie B. Grumbles

(Hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street, Greenville, South Carolina, 29601

(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

Two Thousand One Hundred Sixty and no/100 Dollars (\$ 2160.00) due and payable

Thirty Six monthly installments of Sixty dollars each (36 X \$60.00)

with interest thereon from date of the rate of ~~XXXXXXXX~~ per annum 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 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 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 piece parcel or tract situate lying and being in Cleveland township county of Greenville and state of South Carolina containing 23 acres more or less and being described as follows:

Beginning at a stone on the Southeast bank of Gap Creek and running thence S. 30 1/2 E. 561 feet to a point; thence S. 18 E. 198 feet to a point, thence S. 76 E. 73 feet to a point, thence S. 28 E. 203.5 feet to a point thence S. 17 E. 368 feet to a point; thence S. 20 E. 462 feet to a point thence S. 32E. 660 feet to a point, thence N. 55 E. 561 feet to a point; thence N. 36-45 W. 1,955 feet to a point on said road N. 74.00 E. 149.7 feet; thence crossing said road N. 36. E. approximately 375 feet more or less to a point; thence 251 feet to a point. Thence N. 42 1/2 W. Approximately 251 feet more or less to a point on creek; thence with said creek in a southeasterly direction 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.