

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B.C. Jenkins & Patricia C. Jenkins

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage'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 dollars and no/100.

----- Dollars (\$ 2160.00) due and payable

Thirty-six monthly installments at Sixty dollars each. (36 x 60.00)

with interest thereon from date 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 is 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 lot of land situate on the Southwest side of Devinger Road, near the city of Greenville, in Greenville County, SC with the buildings and improvements thereon having according to a survey made by Madison H. Woodward, engineer June 10, 1963, and being a portion of that property shown on plat recorded in the K.M.C. Office for Greenville County, SC in plat Book "H" page 2hl, the following metes and bounds to-wit:

BEGINNING, at an iron pin in the center of Devinger Road at the Northwest corner of lot of T.F. Jenkins and pin being approximately 154.5 feet in a south easterly direction from the center of the intersection of Hudson Road and Devinger Road, and runs thence along line of property of T.F. Jenkins, S-130th W. 113.4 feet to an iron pin thence still along line of property of T.F. Jenkins, S. 5.-39 E. 214.8 feet to an iron pin thence along line of Ferrin Hudson property S-45-00"; 425 feet to an iron pin thence 50-39 234.8 feet to an iron pin thence along line of other property of L.G. Jenkins N.32-15 E. 710.5 feet to an iron pin in the center of Devinger Road thence with the center of Devinger Road, S. 59-00 E. 20 feet to the Beginning corner.

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.