

FILED

BOOK 1158 PAGE 23

STATE OF SOUTH CAROLINA JUN 15 1970
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SANDERS, Lola Mae, (Formerly Lola Mae Sanders Roberts)

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

(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 Eight Hundred Eighty Dollars & no/100 Cents
Dollars (\$ 2880.00) due and payable

In Thirty-Six consecutive monthly payments of Eighty Dollars Eash.. (36 X \$80.00)

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.

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 34 on plat of Monaghan Subdivision recorded in Flat Book GG, Pages 86 & 87 of the REC Office for Greenville County, South Carolina, said lot having a frontage of 78.1 feet on the north side of Cottingham Circle, a depth of 150 ' on the west side, and depth of 165.2 feet on the east side and rear width of 126.5 Feet.

Together with all and singular rights, members, herditaments, 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.

*Paid March 24, 1971.
Community Finance Corp.
By J. L. Gumbie Mgr.
Witness Janice Howard
Martha Leonard*

SATISFIED AND CANCELLED OF RECORD

24 DAY OF March 1971

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:48 O'CLOCK P M. NO. 22224