

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

NOV 17 3 44 PM 1968 MORTGAGE OF REAL ESTATE

874 397

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Thomas H. Moore, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Community Finance Corporation
100 E. 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 Eight Hundred-Sixty Four and no/100

Dollars (\$ 864.00) due and payable

twenty four installments at thirty six dollars each

with interest thereon from date at the rate of 7 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 certain piece, parcel or tract of land situate, lying and being on the north side of Saluda Dam Road, in Greenville Township, Greenville County, State of South Carolina, containing 66.00 acres, more or less and being shown as tracts 1 and 2 according to a survey of the Property of Alice M. Moore Estate made by W.P. Morrow, Surveyor, January 24th and 25th, 1951, and having, according to said plat, the following metes and bounds, to wit:
Beginning at an iron pin the center of the Saluda Dam Road, at corner of property now or formerly of Parker Edens, and running thence with the line of Tract 5 on plat above mentioned, N. 19-15 E. 461 feet to a stake; thence with the line of Tract 3 on plat above mentioned, crossing a county road in line of property of E.W. Montgomery; thence with the center of said county road and beyond, S. 58-10 W. 1535 feet to a stone on edge of old road; thence with the old road, S. 86-15 E. 247 feet to a point in old road; thence S. 3-30 E., again crossing branch, 354 feet to a stone thence S. 50-30 W. 450 feet to a stone; thence S. 48-40 E. 1023 feet to a point in the center of the Saluda Dam Road; thence with the center of said Road, N. 85-25 E. 654 feet to a point; thence continuing with the center of said Road, S. 86-40 E. 100 feet to a point; thence continuing with the center of said road, S. 70-40 E. 576 feet more or less, to the beginning of corner. Being the same property conveyed to the Mortgagor herein by deed of Alice M. Andes Et, Al, as Executor of the last will of T.H. Moore, Deceased dated February 23, 1951, recorded in the RMC office for Greenville County, S.C. in deed Book 429 Page 407, EXCEPTING AND EXCLUDING HOWEVER, that tract of land containing 5.9 acres heretofore conveyed by the Mortgagor herein to Guy Williams Davis, Sr. and Julia Hastings Davis, dated December 12, 1955 recorded in the RMC Office for Greenville County, S.C. in deed Book 543 at page 173

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.

*Paid Feb. 16, 1968.
Community Finance Corp.
By M. C. Williamson Mgr.
Witness George Jackson
Date 2/16/68*

WITNESSED AND SEALED ON 3 April 1968
Ollie Farnsworth
R. M. C.
AT 12:35 P.M. 4/17/68 2574