



WHEREAS, John H. & Edna Padgett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Co.

(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 \$1416.00—One thousand and four hundred and sixteen and no/100-----Dollars (\$ 1416.00 ) due and payable

*copy of J.A.S. 900*

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 certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, shown as a portion of Lot No. 111 on a plat of property of Mountain View Land Company redorded in the RMC Office for Greenville County in Plat Book A, at page 396 and having, according thereto, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Chandler Street, at the joint front corner of Lots 110 and 111, and running thence along Chandler Street, N. 11-30 W. 35 feet to an iron pin; thence along a new line across Lot 111, N. 89-30 W. 115 feet, more or less, to an iron pin on Green Street; thence along Green Street, S. 35-25 W. 140 feet, more or less, to an iron pin; thence along the joint line of Lots 110 and 111, S. 89-30 E. 140.6 feet to the point of beginning.

A small triangular strip has previously been conveyed off the rear of the above lot fronting on Green Street, thus leaving only one foot frontage on said Green Street - see Deed Book 113, at page 69.

This being the same property conveyed to the Grantors herein by deed of Mary Lou G. Loveland dated January 14, 1958 and recorded in the RMC Office for Greenville County in Deed Book 591, at page 135 and being shown on the County Block Book at 155-1-2. See also Book 598 page 369 RMC Office, Greenville County  
Also

"All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being known and designated as a portion of Lot No. 111 of the property of Mountain View Land Co. as shown in R. M. C. office for Greenville County in Plat Book A, at page 396 and 397, and having the following metes and bounds, to-wit:

BEGINNING at a point on Green Street, joint corners of lots 110 & 111 and running thence in a straight line diagonal across lot no. 111, in a northeasterly direction 84 feet to an iron pin, which pin is seven feet from the line of lot No. 112; thence S. 89½ D. 51 feet in a line parallel to Lot No. 112, and seven feet distance therefrom, to an iron pin on Chandler Street; thence along the line of Chandler Street, N. 11½ W. seven feet to a point, joint corners of lots 111 & 112; thence running N. 89½ W. 99 feet to a point on Green Street; thence running along Green Street S. 35-25 West 54 feet, more or less to the point of beginning."

This being the same property as recorded in Book 778 page 148 State of South Carolina, County of Greenville

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.