

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Floyd W & Joan Andrews

(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 Six Hundred Forty-Eight and no/100.

Eighteen installment at Thirty-Six dollars each. (18 X 36.00) Dollars (\$ 648.00) due and payable

with interest thereon from date at the rate of 6% 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 with the building and improvements thereon situate, lying and being on the West side of Sitka Ave. (Formerly known as King Ave.) in the city of Greenville County of Greenville, State of South Carolina, being shown as lot 12 on plat of Parkview made by Dalton & Neves, Engineers, June 1942. recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book "M", page 49 and having according to said plat the following metes and bounds, to-wit:

BEGINNING, at an iron pin on the West side of Sitka Avenue at joint front corner of Lots 12 and 13, said pin also being 24 feet in a Northerly direction from the point where the West side of Sitka Avenue intersects with the North Side of Alaska Avenue (Formerly known as Morningside Drive) and running thence with the line of Lot 13, S. 63-45W. 150 feet to an iron pin on the East Side of Neely Drive; thence with Neely Drive, S. 26-15 E. 51.6 feet to an iron pin at corner of Neely Drive and Alaska Avenue; thence with the corner of Alaska Avenue to a point (the chord being S. 76-16E. 32 feet) thence continuing with the North side of Alaska Avenue, N. 53-43E. 102.3 feet to an iron pin; thence continuing with the curve of Alaska Avenue to a point on the West side of Sitka Avenue (the chord being N. 13-44# 38.3 feet) thence along the West side of Sitka Ave., N. 26-15 W 25 feet to the beginning corner;

This property is conveyed subject to the restrictive covenants and build restrictions which are recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 245, Page 138.

The Grantee is to pay 1946 Taxes.

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 filited 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.