



THESE PRESENTS MAY CONCERN:

WHEREAS, Lalion C. & Alice Gibby

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Finance Company
100 East 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 Forty Dollars and no/100 Dollars (\$ 2040.00) due and payable

with interest thereon from date at the rate of ----- per centum per annum, to be paid: (24 x \$85.00)

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, and being known and designated as Lot Number 39 of Property of Wm. R. Timmons Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book XX at Page 9, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Childress Drive at the joint corner of Lots 36 and 39 and running thence with the Northwestern side of Childress Drive S 46-08W 95.3 feet to a point; thence continuing with the Northwestern side of Childress Drive S 50-07 W 91.7 feet to a point; thence following the curvature of the Northern interseciton of Childress Drive with Fairfax Drive (the chord of which is N 81-46 W 27.7 feet) to a point; thence with the Northeastern side of Fairfax Drive N 37-48 W 77.6 feet to a point; thence continuing with the Northeastern side of Childress Drive N. 43-53 W 24.6 feet to a point at the joint front corner of Lots 39 and 40; thence N 39-17E 153.9 feet to a point at the joint rear corner of Lots 39 and 40; thence S 60-20 E 154.2 feet to the point of BEGINNING.

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.

Community Finance Corp.

Paul

Feb. 7, 1963

211/04

W. R. Timmons, Jr., Mgr

Wm. R. Timmons

February 6x