

FILED
GREENVILLE CO. S.C.
JUL 29 2 45 PM 1963
OLIE F. HENSHORTH
R.M.C.

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John and Norma Hopkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street Greenville, South Carolina,

(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 Seven hundred twenty dollars and no/100..... Dollars (\$ 720.00) due and payable

Twenty-four monthly payments at thirty dollars a month (24X30.00)

with interest thereon from date at the rate of .XCCX 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 Oaklawn Township, Greenville County, State of South Carolina, being shown as the major portion of tract No. 2 on plat of property of George W. Arnold made by W.J. Riddle in Dec. 1946, and having according to said plat the following metes and bounds, to witt:

Beginning at an iron pin in the road leading to Fork Shoals, said pin being the joint corner of tracts No. 1 & 2, and running thence with the county road, as a line N. 70-30 W. 886 feet to an iron pin at the intersection of said road with another road; and at the corner of a 3.40 acres tract conveyed to Ellison Brock; thence with the line of Brock land, N. 15-30 E. 825 feet to iron pin in line of tract No. 3; thence with line of tract No. 3, N. 67-45 E. 260 feet to iron pin; thence continuing with line of tract No. 3, S. 62-30 E. 369 feet to an iron pin in line of property now or formerly owned by Ridgway; thence with the line of Ridgway, S. 1-30 E. 1003 feet to iron pin in center of road, the point of beginning.

Said premises being a portion of the land conveyed to the grantor by W.E. Stone.

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.