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WHEREAS, Frank L. and Dollie Dye

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 E. North Street 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 One thousand three hundred sixty-eight dollars and no/100.....Dollars (\$ 1368.00) due and payable

Twenty-four monthly installments at fifty-seven dollars (24x57.00)

with interest thereon from date at the rate of .XXX 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 Gantt Township, Greenville County, State of South Carolina, on the Northwestern side of a new street leading off from Old Augusta Road near the City of Greenville, being a portion of Tract No. 4 of the estate of Ella Easley, Made by R. E. Dalton, Engineer, in February 1953, and described as follows:

Beginning at a stake on the Northern side of said street 255 feet southwest from Old Augusta Road at Joint corner of other property of the grant or and property this day conveyed to the grantee by Otis Davis, and running thence with the line of property of the grantee N. 6-10 W. 85 feet, more or less, to a stake in line of property of John Dreher; thence with line of said property S. 54-45 W. 20 feet to a stake; thence in a southerly direction 80 feet, more or less, to the beginning corner;

Being a portion of the property conveyed to the grantor by Otis Davis by deed recorded in Deed Book 509 at Page 364.

All that lot of land in Gantt Township, Greenville County, State of South Carol a on the Northwestern side of a new street leading from Old Augusta Road near the City of Greenville, being a portion of Tract No. 4 of the estate of Ella Easley made by R. E. Dalton, Engineer, in February 1953, and described as follows:

Beginning at a stake on the Northwestern side of said street 130 feet Southwest from Old Augusta Road at corner of property of J. R. Clinkscales, and running thence with the line of other property of the Grantor in a Northerly direction approximately 50 feet, more or less, to a point in the line of John Dreher, which is 150 feet Southwest from Old August Road; thence with the line of property of John Dreher S. 54-45 W. 195 feet to a stake at corner of property of Will E. Burton; thence with the line of said property in a Southerly direction approximately 50 feet, more or less, to a stake on the North ern side of a new street; thence with the Northern side of said street N. 54-35 E. 125 feet to the beginning corner;

Being a portion of the property conveyed to the grantor by deed recorded in Deed Book 264 at Page 01.

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.