

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 932 PAGE 363

FILED  
AUG 21 1963  
Miss Ollie Farnsworth  
R. M. C.

WHEREAS, John H. & Margaret Rudnell

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

(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 and no/100

Dollars (\$ 1368.00 ) due and payable

24 X \$57.00

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 of 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 County, State of South Carolina, on the Northern side of Highlawn Avenue, being shown and designated as Lot No. 15, Block Y, on Plat of Riverside recorded in the R. M. C. Office for Greenville County in Plat Book A, at page 323, and described as follows:

BEGINNING at an iron pin on the Northern side of Highlawn Avenue, at the corner of Lots Nos. 14 and 15, and running thence with the line of Lot No. 14, N. 9-30 E. 125 feet to an iron pin on a 15-foot alley, thence with said 15 foot alley, S. 90-30 E 50 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence with the line of Lot No. 16, S. Highlawn Avenue, N. 90-30 feet to the point of beginning.

Being the same property conveyed to the Grantors by Deed recorded in Deed Book 626 at page 475, R. M. C. Office for Greenville County.

As a further consideration for the within conveyance, the Grantees assume and agree to pay to Fidelity Federal Savings and Loan Association the balance due on Mortgage executed by the Grantors in the original amount of 33,000.00 and recorded in Mortgage Book 791, at page 141, R. M. C. Office for Greenville County.

Together with all and singular rights, members, appurtenances, 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.