

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, *James H. Rhoads*

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

GENERAL FINANCE & THRIFT CORPORATION

(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 Five hundred ninety-four dollars and no/100

Dollars (\$ 594.00) due and payable

18 installments at \$33.00 per month
beginning 9-20-63

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 the 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, near the City of Greenville, situate on the northern side of Franklin Road and being known and designated as Lot 5 on plat of Franklin Heights recorded in Plat Book L, Page 9, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Franklin Road as the joint front corner of Lots 4 and 5 and running thence with the line of Lot 4 N. 20-0 E. 160 feet to an iron pin; thence along the line of Lot 20 N. 72-23 W. 75.1 feet to a pin at rear corner of Lot 6; thence with the line of Lot 6 S. 20-0 W. 156.6 feet to an iron pin on S. Franklin Road; thence with the northern side of Franklin Road S. 79-0 E. 75 feet to the BEGINNING.

As a part of the consideration the grantee assumes and agrees to pay the balance of \$5273.71 due to C. Douglas Wilson & Co. on a mortgage executed by Edward Fridal recorded in Mortgage Book 530, Page 25, said mortgage being in the original sum of \$680000. The above described premises are the same conveyed to the grantor by deed recorded in Deed Book 456, page 88, and also referred to in the agreement recorded in Vol. 538, Page 277.

James H. Rhoads
11/25/63

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 if it lawfully seizes 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.

Paid 11-25-63 General Finance & Thrift
By: Martha A. Hobbs

witnesses:

Judy Ridgeway
Carl W. West

RECORDED AND CANCELLED OF RECORD
5th Dec 1963
Willie Farnsworth
4:10 O'CLOCK P.M. 16382