

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE CO. S. C.

SEP 19 3 45 PM 1967

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. BROWN  
S. C.

BOOK 935 PAGE 73

WHEREAS, *Joyce Lanning*

(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 **Seven hundred ninety-two dollars and no/100** - - - - -  
Dollars (\$ 792.00 ) due and payable

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 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

John O. Lanning, his heirs and assigns, all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, Situate, lying and being on the Northeast side of the Laurens Road, Being known and designated as Lot Nos. 5 and 6 on plat of Property of A. F. Day and Epe L. Ridgeway, made by Dalton & Neves, Engineers, June 1939, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book J, page 93, said two lots adjoining each other at the back and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the Northern side of Ridgeway Avenue, joint front corner Lots Nos. 5 and 7, and running thence along the joint line of said lots N. 56-04 W. 200.2 feet to a point on line of property now or formerly of Watkins; thence N. 35-08 W. 50 feet to the joint corner Lots Nos. 4 and 6 thence along the joint line of Lots Nos. 3, 4, 5 and 6 S. 56-04 E. 199.1 feet to a point on the Northern side of Ridgeway Avenue; thence along Ridgeway Avenue S. 33-56 W. 50 feet to the beginning corner.

Grantee to pay 1952 taxes;

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by Nellie R. Brown Lamb to Fidelity Federal Savings & Loan Association, in the sum of \$5100.00, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgages Volume 364, page 296.

This is the same property conveyed to the grantor herein by Nellie R. Brown Lamb, by deed dated September 6, 1951, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Volume 441, page 457.

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.