

STATE OF SOUTH CAROLINA
COUNTY OF Greenville, }

*Def 1st
11.07 AM*

MORTGAGE OF REAL ESTATE

BOOK 936 PAGE 179

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. Leighton Grant, Sr. & Mariam

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 E. North St. 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 Eight hundred sixty-four dollars and no/100..... Dollars (\$ 864.00) due and payable

Twenty-four monthly installments of Thirty-six dollars and no/100... (24X36.00).....

with interest thereon from date at the rate of XX 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 situate on the East side of Parkwood Avenue and being known and designated as Lot No. 57 in a subdivision known as Northwood as shown on plat recorded in the R. M. C. Office for Greenville County, S.C. in plat Book J. Page 102, and more particularly described according to Survey and plat by Piedmont Engineering Service, August 1954, as follow:

Beginning at an iron pin on the east side of Parkwood Avenue, Front Corner of Lots Nos. 56 and 57; thence with the line of said lots S 73-28 E. 151.4 feet to an iron pin; thence N. 37-00E 75 feet to an iron pin in the line of Lot #58; thence with the Line of said Lot N. 71-12W 174 feet to an iron pin on said Avenue; thence with said Avenue; S.19-30W 68 feet to the beginning.

The above described property is the same property conveyed to grantor by Deed dated March 28, 1963 recorded in the R. M. C. Office for Greenville County, S.C. in Deed book 711 at page 133.

Title to Real Estate Recorded in book 722 page 405 Register of Mesne Conveyance Greenville County.

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.