

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
DEC 16 12 21 PM 1963

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 943 PAGE 385

WHEREAS, E. Cora B. Pittman

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANKLIN FINANCE AND LOAN COMPANY,
a 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 Fifteen hundred, sixty and no/100 dollars
Dollars (\$1560.00) due and payable

in twenty four payments at Sixty-five (\$65.00) dollars, beginning January 5, 1964

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 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, South Carolina, Chick Springs Township, designated as part of lots Nos. 10 and 18 and Lots Nos. 11, 12, 13, 14, 15, 16 and 17, on plat of property of Gladys Greene Hack made by W. J. Riddle, Surveyor, on June 25, 1940, and recorded in the RMC Office for Greenville County in Plat Book "B" at page 133, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on County Road in line of lot No. 10 which point is sixty five (65) feet from the joint front corner of Lots Nos. 10 and 11, and running thence, N. 53-30 W. 465 feet to an iron pin, the western line of lot No. 11; thence with the line of Lots 14 and 15, S. 31 W. 574.2 feet to a point in a proposed road; thence with said road S. 77-30 E. 222 feet to an iron pin in line of lot 16; thence S. 39-15 E. 127.6 feet to the joint front corner of lots Nos. 17 and 18; thence N. 43-48 E. 530 feet, more or less to the point of beginning, being a part of Tract No. 2 of the Q. A. Greene Estate conveyed to the grantor herein by E. Inman, Master, recorded in deed book 67, page 172;

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.