

78925

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 10 10 49 AM 1964 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. SNYDER  
R. M. C.

WHEREAS, We, Willie C. and Jessie M. Sullivan

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

FRANKLIN FINANCE AND LOAN COMPANY, A

(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 Four thousand, fifty three and 62/100 dollars Dollars (\$4,053.62) due and payable fifty three (53) installments at \$75.00 and one (1) at \$78.62, beginning February 5, 1964 and continuing on the 5th day of each month until paid in full.

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, Oaklawn Township, and having the following metes and bounds, according to a plat and survey made by C. D. Riddle, Surveyor, on November 9, 1953, to-wit: Beginning at a point in the center of the Chapman Grove Road, joint corner with other lands of the Grantor, and running thence N. 45-06 E. crossing an iron pin in the eastern edge of said road, a distance of 25.3 feet from center of said road, a total distance of 337.8 feet to an iron pin; thence S. 12-00 E. 209 feet to an iron pin; thence S. 8-00 W. 209 feet to an iron pin; thence S. 75-32 W. 382.4 feet to a point in the center of said Chapman Grove Road, said line crossing an iron pin in the eastern edge of said road a distance of 16 feet from the center point of said road; thence with the center of said road N. 26-10 W. 104.5 feet to the point of beginning, and containing 2.07 acres, more or less, and bounded by other lands of the Grantor, lands of Jimmie Stewart and lands of Edgar Young, the lands of Stewart and Young being on the West side of said Road.

The within premises being a small portion of the land conveyed to the Grantor by deed of T. P. Chapman on December 17, 1918 and of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 44, Page 386.

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.