

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
JAN 24 11 04 AM 1964

BOOK 946 PAGE 585

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, Betty Jean Burns and James E. Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto
COMMUNITY FINANCE CORPORATION
100 E. North St.
Greenville, South Carolina

(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 Twelve Hundred Dollars and no/100.

Dollars (\$1200.00) due and payable

Twenty-Four monthly payments at Fifty Dollars each. (24 X 50.00)

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, being known and designated as Lot 141, Plat of Belle Meade, said plat being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG at page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Cheraw Drive (now Pine Creek Drive) joint front corner Lots 140 and 141; and running thence S. 28-18 E. 175 feet to an iron pin; thence N. 61-42 E. 70 feet to an iron pin; thence along the line of Lot 142; N. 28-18 W. 175 feet to an iron pin on Cheraw Drive, joint front corner Lots 141 and 142; thence along Cheraw Drive, S. 61-42 W. 70 feet to an iron pin, point of beginning; being the same property conveyed to us by Waco F. Childers, Jr. by deed dated July 28, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 679, at Page 87.

Deed recorded in Book 726, Page 241 for R.M.C. Office of Greenville, South Carolina, June 28, 1963.

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.