

FEB 5 4 03 PM 1954

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE EDWARDS WORTH
R.M.C.

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

BOOK 948 PAGE 85

WHEREAS, We, Charles Belton Springfield and Ammie Louise Springfield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company

(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

Two thousand thirty-six and 24/100 - - - - - Dollars (\$ 2,036.24) due and payable

with interest thereon from date at the rate of 7% 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, near the city of Greenville, being known and designated

as Lot No. 36 on plat of New Furman Heights recorded in plat book EE page 75 of the R. M. C. Office for Greenville County and having according to a recent survey made by R. W. Daton, May 1955, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Ruby Drive, the front joint corner of Lots Nos. 35 and 36, and running thence with the joint line of said lots N. 5-30 E. 175 feet to an iron pin; thence N. 84-30 W. 80 feet to an iron pin corner of Lot No. 37; thence with the line of said lot S. 5-30 W. 175 feet to an iron pin on the northern side of Ruby Drive; thence with the northern side of said Street S. 84-30 E. 80 feet to the beginning corner.

This is the same lot conveyed to the grantor by Leslie & Shaw, Inc. a corporation by deed dated January 28, 1955 recorded in volume 517 page 280 of the R. M. C. Office for Greenville County.

This conveyance is made subject to mortgage given by Alline O. Cannon to John T. Wilkins in the amount of \$5,000.00 recorded January 31, 1955 in mortgage volume 625 page 152.

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.