

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C. BOOK 949 PAGE 67
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 14 10 15 AM 1964

WHEREAS, Milton & Betty Cantrell

OLLIE FARMWORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street 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 One thousand six hundred eighty dollars and no/100..... Dollars (\$ 1680.00) due and payable

Twenty-four monthly installments of Seventy dollars (24 x 70.00)

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 in Austin Township, near Simpsonville, S. C. shown as the rear portion of lot No. 7 on plat of property of J. R. and G. R. Richardson recorded in the R. M. C. office for Greenville County in plat book Q at page 159 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Lilly Street, at the joint corner of lots 7 and 10 and running thence along the line of lot No. 10, N 70-15 E 78 ft. to an iron pin at the corner of lot No 8; thence with the line of Lot 8 N 19-45 W, 100 ft to an iron pin; thence through the middle of lot No 7 S 70-15 W, 78 ft to an iron pin on the eastern side of Lilly Street at a point 100 ft. south of Perry Street; thence along the eastern side of Lilly Street S 19-45 E 100 ft to the point of beginning and being the same property conveyed to us by J. R. Richardson to be recorded of even date herewith.

Title to Real Estate recorded in Book 649 page 336 dated May 3, 1960 RMC office for 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.

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