

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 975 PAGE 115

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert E. & Joyce Hodge

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance 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 thousands-Two hundred, and eighty ~~-----~~ Dollars (\$ 2,280.00) due and payable
twenty four consecutive monthly installments of ~~nine~~ five
dollars each, commencing 11-9-64.

with interest thereon from date at the rate ofXXXXXXXX per centum per annum, to be paid:XXXXXXXX

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, state of South Carolina, near Greenville, S. C., known as Lot No. 70 of Block D of the Subdivision of Paris Heights, According to plat recorded in the R. M. C. Office for Greenville County made by Piedmont Engineer Service, dated November 1950, In Plat Book Y, at page 65, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Pisgah Drive, at the joint front corner of Lots Nos. 70 and 71, which iron pin is situate 181.2 feet southwest of the intersection of Pisgah Drive and Delmar Avenue, and running thence with the line of lot No. 71, N. 53-05 W. 156.9 Feet to an iron pin, rear corner of Lot No. 71; thence s. 32-38 W. 77.4 feet to an iron pin, rear corner of Lot No. 69; thence with the line of Lot No. 69, s. 57-22 E. 150 feet to an iron pin on the northwestern side of Pisgah Drive; thence with said Drive, N. 37-36 E. 66.3 feet to the point of beginning

Being the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 540, at page 171.

The grantee herein assumes and agrees to pay the balance due on that note and mortgage executed by the grantor to General Mortgage Co., now Cameron-Brown Co., in the original sum of \$7,900.00, as will appear by reference to Mortgage Book 660, page 451, and having a present balance of \$5,231.34.

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.