

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
DEC 31 2 42 PM 1965

BOOK 982 PAGE 369

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

WHEREAS, James E. and Mary K. Russell

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

(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 three hundred twenty dollars and no/100..... Dollars (\$1320.00) due and payable

Twenty-four monthly installments of Fifty-five dollars each (24X55.00) beginning Feb. 12, 1965

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 the West side of Terrace Circle in Simpsonville, being Lot 4 on plat recorded in the R. M. C. Office for said County in Plat Book EE at pages 64 and 65, described as follows:

BEGINNING at iron pin on West side of said street, joint corner with Lot 3, South 68-01 West 190 feet to iron pin, thence South 21-59 East 92.5 feet to iron pin thence North 70 East 190.2 feet to iron pin, thence along said street North 21-59 West 99.4 feet to the beginning.

The foregoing lot was conveyed to grantors by deed of George Webb, December 6 1957, recorded in the R. M. C. Office aforesaid in Deed Book 589 at page 70.

TITLE TO REAL ESTATE RECORDED IN BOOK 743 PAGE 256 FEBRUARY 29, 1964.

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.

Paid Apr. 1.
Community Finance Corp.
By M. J. Williamson

Witness: *S. Floyd*

Witness: *James P. Willis, Jr.*

RECORDED AND INDEXED BY RECORDER
5th. DEPT. OF _____ April 1965
Ollie F. Neworth
CLERK FOR GREENVILLE COUNTY, S. C.
4-09-65 P. NO. 27678