

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1025 PAGE 407

FILED
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
APR 28 1966
R. M. C.

WHEREAS, Carl J., Jr. & Ruth Mathes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Co.
100 W. 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 and Five Hundred and Sixty Dollars and no/100 Dollars (\$ 1560.00) due and payable

Twenty Four monthly installments of Sixty dollara ea. (24 x \$65.00)
Five

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

All that piece, parcel or lot of land, with the buildings and improvements thereon, situated lying and being near the City of Greenville, in the County of Greenville, State of South Carolina being known and designated as Lot No. 46, Block E, Paris Heights, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, 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 southeasterly side of Pisgah Drive, joint front corner of Lots Nos. 46 and 47 Block E, and running thence S. 57-22 E. 110 feet to an iron pin common corner of Lots Nos. 45, 46 and 47; thence N. 32-38 E. 130 feet to an iron pin, joint corner of Lots nos. 45 and 46; thence N. 57-22 W. 85 feet to an iron pin; thence around the cord entering into Pisgah Drive, S. 77-38 W. 35.4 feet to an iron pin; thence along the southeasterly side of Pisgah Drive S. 32-38 W. 105 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Administrator of Veterans Affairs by Life Insurance Company of Georgia by deed dated April 27, 1964, and recorded in the office of The Register Mesne Conveyance for Greenville County, South Carolina, in Deed Book 748, at page 563.

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.