

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1037 PAGE 615

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Garland D. and Gladys J. Travis

(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 Three thousand six hundred forty-eight dollars and no/100.
.....Dollars (\$ 3648.00) due and payable

Forty-eight monthly installments of seventy-six dollars Each (48 X 76.00)

with interest thereon from date at the rate of ~~XXXXXXXXXX~~ 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, And being in Gantt Township, being known and designated as Lot No. 19 on Plat of Property of Sylvan Hills, recorded in the R. M. C. Office for Greenville County in Plat Book S at Page 103 and having, according to said Plat and a more recent survey entitled "Property of Samuel L. Grupe and Maxine S. Grupe by R. K. Campbell, Surveyor, dated November 12, 1960, the following courses and distances to-wit:

BEGINNING at an iron pin on the western side of Morininside Drive at the joint front corner of Lots 18 and 19 and running thence with the joint line of said lots S. 85-57 W.138.5 feet to an iron pin on the eastern side of Old Augusta Rd.; thence with the Eastern side of Old Augusta Rd. S. 3-24 W. 70 feet to an iron pin at the joint rear corner of lots 19 and 20; thence with the joint line of said lots N. 85-06 E. 142.1 feet to an iron pin on the western side of Morningside Drive; thence with Morningside Dr. N 0-18 E. 70 feet to the beginning corner.

This property is subject to existing restrictions, easements and rights of ways.

As a part of the consideration for this conveyance the grantee agrees to assume and by these presents does assume the payment of the balance, \$12,634.15, due and owing on that mortgage given by the grantors to C. Douglas Wilson & co., such mortgage being recorded in the R. M. C. office for Greenville County in Mortgage Book 845, at page 447.

As a part of the consideration for this conveyance, the Grantors hereby transfer, set over and assign to the Grantee all of their right, title, interest and estate in and to the mortgage escrow account for the payment of taxes, insurance, etc.

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.