

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 405

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harnetha L. Choice

(hereinafter referred to as Mortgagor) is well and truly indebted unto

STERLING FINANCE CO.
100 W. NORTH ST. GREENVILLE, S.C.
JULY 12 3 30 PM 1966

(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 **Eight Hundred Sixteen Dollars and no/100** Dollars (\$ **816.00**) due and payable

Twenty Four Monthly Installments of Thirty Four Dollars each. (24 X \$34.00)

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, in Bates Township, on the Northern side of White Horse Rd., a short distance west of Greenville-Hendersonville Highway and having the following metes and bounds;

BEGINNING at an iron pin, corner of H. G. Duck and Henry Williams, thence S. 76 E. 5.80 chains to center line of White Horse Road; thence with said Road, S. 32 1/2 E. 1.60 chains to a point in White Horse Road; thence with said road, N. 59 3/4 W. 5.52 chains to the beginning corner. Containing .45 of an acre, more or less, according to a survey made by J. Earle Freeman October 10, 1941. Being the same property conveyed to the Henry Williams by H. G. Duck by deed recorded in Vol. 250 at Page 232.

Also, all that other tract of land in Bates Township, about 6 miles North of Travelers Rest, on White Horse Road, and having the following metes and bounds according to survey by W. A. Hester dated November 15, 1939.

BEGINNING at a point in the center line of White Horse Rd., thence N. 77 W. 6.50 chains to an iron pin; thence S. 35 W. 1.58 chains to an iron pin; thence S. 77 E. 6.50 chains to center line of said rd., thence along the center line of said road, N. 35 E. 1.58 chains to the beginning. Bounded by J. C. Brooks, H. G. Duck and White Horse Road, and containing one acre, more or less. Being the same property conveyed the Henry Williams by deed recorded in Volume 224 at Page 301.

Being the same property conveyed to the mortgagor by Henry Williams by deed to be recorded.

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.