

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE BOOK 1042 PAGE 197

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jack S. Pace and Ann V. Pace

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation, 100 East North Street, Greenville, South Carolina

(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 one hundred sixty-eight dollars and no/100..... Dollars (\$ 3168.00 ) due and payable

Thirty-six monthly installments of eighty-eight dollars Each (36 X 88.00)

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, Greenville Township, on the Western side of Hunt Street, known and designated as Lots Nos. 8 and 9 on a plat recorded in the R. M. C. Office for said County and State in Plat Book "F" at Page 166, said lots being shown on the County Block Book as 235-4-6- & 7, and , according to said plat, described as follows:

BEGINNING at an iron pin on the Western side of Hunt Street at the joint front corner of Lots, Nos. 7 and 8 and running thence with the line of said lots to the rear corner of Lots Nos. 7 and 8, 20 and 19; thence N. 34-30 E. 100 feet to the joint rear corner of Lots Nos. 9, 10, 17, and 18; thence with the joint line of Lots Nos. 9 and 10 approximately 153 feet to Hunt Street; thence with Hunt Street S. 34-30 W. 100 feet to the beginning corner, and being the same lot of land conveyed to the grantor herein by Lewis Nimrod Brown by deed dated March 13, 1951, recorded in the R. M. C. Office in Deed Book 430 at Page 411.

The grantees assume and agree to pay the balance due on that certain mortgage over said property executed by the grantor to W. H. Shelton on March 13, 1951, recorded in said R. M. C. Office in Mortgage Book 493 at Page 177, in the original amount of \$4,000.00.

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.