

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 16 4 02 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1057 PAGE 549

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence Sullivan and Frances Sullivan

(hereinafter referred to as Mortgagor) is well and truly indebted unto The United States Finance Company, Jacksonville, Florida

/ date of 3 July, 1964

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~276 315 63 604~~, the terms of which are incorporated herein by reference, in the sum ~~xx~~

~~xxxxxx~~

equal to Thirty and 35/100 (\$30.35) Dollars per month for Eighty-Four months, the first payment to be made on the 5th day of August, 1964, and on the 5th day of each succeeding month thereafter, until an amount equal to the sum of such 84 monthly payments has been paid in full as in and by aforesaid promissory note and conditions thereof:

~~xxxxxx~~

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, Town of Simpsonville and having the following metes and bounds, to-wit:

BEGINNING at a stake on Moore Street 3x; thence N. 14 1/2 W. 147 feet to a stake 3x; thence S. 14 1/2 E. 55 feet to a stake 3x; thence southerly 157 feet to a stake on Moore Street 3x; thence E. 83 1/2 W. 55 feet to the beginning corner or stake and bounded by Lot No. 1 on the West once owned by L. H. Vance and on the East by Lot No. 3.

This description is made on available information in lieu of a current survey.

This is the same property conveyed to the mortgagor, Clarence Sullivan, by deed dated March 6, 1967, recorded in Deed Book 813, at Page 638, of the R. M. C. Office for Greenville County, South Carolina.

This mortgage is given in consideration for the release of mortgage on certain property as recorded in Mortgage Book 965, at Page 112, of the R. M. C. Office for Greenville County, South Carolina.

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.