



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1117 PAGE 555

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 21 1969

R.M.C. OFFICE

WHEREAS Gail B. Marshbanks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company, 100 West 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 One Thousand One Hundred Four Dollars and No/100... Dollars (\$ 1104.00 ) due and payable

Twenty-four monthly installments of Forty-Six Dollars Each ( 24 X \$46.00 )

with interest thereon from date at the rate of ~~XXXXXXXX~~ 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 Chick Springs Township, on the southwestern side of Tiffany Drive and being known and designated as Lot # 15 of Cardinal Park as shown on Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book "W", at page 27 and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Tiffany Drive, at the joint corners of Lots # 14 and 15 and running thence along said Drive S. 22-57 E. 70 feet to an iron pin; thence along the joint line of Lots # 15 and 16, S. 68-09 W. 182.3 feet, to an iron pin; thence N. 24-34 W. 69.95 feet, to an iron pin; thence along the line of Lots # 14 and 15, N. 68-08 E. 184.2 feet to the beginning point.

This conveyance is made subject to any restrictions, rights-of way, or easements that may appear of record, on the recorded plat (s) or on the premises.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance of \$10,829.12; said mortgage being recorded in the Mortgages Volumes 942, page 369.

This is the same property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 770 at page 558.

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.

*Handwritten signatures and notes:*  
Gail B. Marshbanks  
Sterling Finance Company  
By James L. ...  
Witnesses: ...

SATISFIED AND CANCELLED OF RECORD

... DAY OF ... 19...

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT ... O'CLOCK ... NO. ...