

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1125 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnnie, Jr. & Mattie Mae Samuel

Sterling Finance Company
100 W. North St.
Greenville, SC

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two thousand two hundred thirty-two dollars and no/100

Dollars (\$ 2232.00) due and payable

Payable in thirty-six monthly installments at Sixty-two dollars each. (36x 62.00)

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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,

All that lot of land situate at the eastern intersection of Fairfield Road with Ledford Drive in Greenville County, South Carolina, know as Lot No. 1 on a Plat of Section 3 of Fairfield Acres, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EEE, Page 35, and having according to said Plat the following metes and bounds, to wit:

BEGGING, at an iron pin on the Northern side of Ledford Drive at the joint front corners of Lots Nos. 1 and 2 and running thence N. 19-27 E. 171.4 feet to an iron pin; thence N. 86-42 W. 96.5 feet to an iron pin on the Eastern side of Fairfield Road; thence along the Eastern side of Fairfield Road S. 43 W. 111 feet to an iron pin; thence with the intersection of Fairfield Road and Ledford Drive, the chord of which is S. 5-08 E. 30.8 feet to an iron pin; thence along the Northern side of Ledford Drive, S. 61-53 E. 101 feet to an iron pin; thence continuing along the Northern side of Ledford Drive, S. 70-35 E. 25 feet to an iron pin, the beginning corner.

The above described property is hereby conveyed subject to utility rights-of-way and easements of public record.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.