



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Ruby L. Mathis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 E. North Street Greenville, S.C.

(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 One thousand nine hundred seventy four dollars and no/100..... Dollars (\$ 1974.00) due and payable

Forty two monthly installments of Forty seven (42x47.00)

with interest thereon from date of the rate of XX 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 purpose:

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, Greenville Township on Hammett Road and being known and designated as Lot #5 according to plat of property of Estate of Clarence Goldsmith made by Dalton & Neves Engineers, June 1929 and recorded in the RMG Office for Greenville County in plat Book "h" page 118 and having according to said plat the following courses and distances to wit: BEGINNING at a point on Hammett Road, joint corner of lots 5 and 6 thence running along line of Lot No 6 S. 40-43 E 110 feet to owner of lot no 18; thence along line of Lot No 18 thence along line of lot No 18 S 49-17 W 45 feet to corner of Lot No 4; thence along line of Lot No 4 N 50-55 W 111.9 feet to Hammett Road thence along Hammett Road N.49-17 East 65 feet to beginning corner.

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.