

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1136 PAGE 247

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said David Charles Childress
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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 Four Thousand, Six Hundred -eight and no/100-----
Dollars (\$4608.00) due and payable

In 48 successive monthly payments of Ninety-six and no/100 dollars (\$96.00) with the first payment due October 10, 1969 and due each and every 10th. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-annually

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: Forever:

All that certain pieces, parcels or lots of land in the Chick Springs Township, Greenville County, State of South Carolina, near the city limits of Greer, S.C. and being shown and designated as Lots Nos. 40 and 41 on a plat of Brookwood Subdivision prepared by B.B. Waters, Jr., Surveyor, October 14, 1958 and recorded in the Office of the RMC for Greenville County in Plat Book QQ, Page 21, and having according to said plat the following metes and bounds, to wit: Beginning at an iron pin on the northwest side of Ridgecrest Circle, joint front corner of Lots 39 and 40, and running thence along the joint line of said lots, N15-16 W 194.5 feet to an iron pin, joint rear corner of 39 and 35; thence along the rear line of Lots 35 and 34, N2-44 E 220 feet to an iron pin, joint rear corner of Lots 34, 33 and 43; thence along the side line of Lot 43 and rear lines of Lots 40 and 41, S. 80-27 E 126 feet to an iron pin in side line of lot 43, joint rear corner of Lots 41 and 42; thence along the joint line of Lots 41 and 42, S 29-18 E 376.9 feet to an iron pin, joint front corner of Lots 41 and 42; thence along the northwest side of Ridgecrest Circle the following courses and distances: S 52-00 W. 50.2 feet; S 67-50 W 41.7 ; S 82-26 W 73.8 and S. 82-26 W 120 feet to the point of beginning.

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.

See Release of Plat #1, Brookwood, see O. C. M. Book 1193 Page 497.