



TO ALL WHOM THESE PRESENTS MAY CONCERN

Barah P. Jenkins, Route # 1, Box 57, Fildmont, South Carolina, 29673

Hereinafter referred to as Mortgagee is well and truly indebted unto Community Finance Corporation, 100 E. North Street, Greenville, South Carolina, 29601.

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

Three Thousand Twenty Four and no/100-----Dollars (\$ 3024.00) due and payable

Forty Two monthly installments of Seventy Two Dollars each (42X72.00)

with interest thereon from date of the date of XXXXXX 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 piece, parcel or lot of land in Grove Township, Greenville County, state of South Carolina, containing two and three fourths (2 3/4) acres, more or less, and having the following dimensions to wit:

BEGINNING at a point in Greenville Road, thence S. 63 1/2 E. 7.00 chains to an iron pin; thence N. 63 1/2 E. 1.23 to a stake; thence N. 89 1/2 E. 4.00 to a tree; thence N. 11 1/2 E. 1.23 to an iron pin; thence N. 72 1/2 W. 11.88 to a point in center of Greenville Road, thence along center of said road S. 9 3/4 W. 2.00 to the beginning corner. Adjoining lands of George Jones, Mrs. S.J. Clark, C. L. Garrett S.F. Garrett and possibly others.

This being the same piece of land conveyed to Nesley N. Jenkins By Vemie H. Clark on the 25th day of October 1948, Said deed being recorded in volum 365 page 78, in the office of the Register of Mesne Conveyance of Greenville County.

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 if it 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 aforesaid 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.