

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1140 PAGE 45

WHEREAS, James A. and Eunice Donald

(hereinafter referred to as Mortgagee) is well and truly indebted unto Sterling Finance Company, 100 West North St., Greenville, South Carolina -----

(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 Seven hundred twenty dollars and no/100-----
----- Dollars (\$ 720.00) due and payable

Payable in Twenty-four monthly installments at Thirty dollars each. (24 x 30.00)

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 place, 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, and being in Dunklin Township, and being more particularly described as follows:

BEGINNING at a point in the center of a paved road running with A.M. Stewart property line in a S 72 1/2 W. 418 feet; thence running S 21 1/2 214 feet; thence running 426 feet parallel with North Boundary to center of highway; thence running with the center of Highway, 214 feet to the beginning point and being bounded as follows: on the north and west by land of A.M. Stewart, on the south by lands of James Ross Cobb, and on the East by paved road. This tract or parcel of land contains 2 acres more or less.

This being a portion or parcel of that 1 3/4 acres of land conveyed to James Ross Cobb by Lettie Meekins and Mammie Stewart as recorded in the Office of the Clerk of Court for Greenville County, South Carolina in Deed Book 186, Page 56.

This also being a portion or parcel of land conveyed to James A. and Eunice Donald as recorded in the office of the Clerk of Court for Greenville County in Deed Book 668, Page 416.

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.