

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

IN ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, A. B. and ELIZABETH C. Sherman

(hereinafter referred to as Mortgagee) is well and truly indebted unto Community Finance Corporation  
100 E. North Street

(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 eight hundred seventy two dollars**  
.....Dollars @ 1872.00     ) due and payable

Thirty six installments of Fifty two(36X52.00)

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 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 known and designated as a portion of Tract No 4, of the estate of Ella Easley, as shown on a plat prepared by R. E. Dalton, dated February, 1923 and having the according to a more recent plat prepared by J. C. Hill, dated May 1, 1962 the following metes and bounds:

BEGINNING at an iron pin on the northern side of Sherman Lane at the joint front corner of the lot herein described as property now or formerly of Badie Poseley, and running thence with the line of said Poseley property N. 24-40 W. 85.1 feet to an iron pin in the line of property now or formerly of John Dreher; thence with the line of said Dreher property S. 56-45 W 183.4 feet to an iron pin; thence with the line of other property of the grantor S. 29-50 E 132.8 feet to an iron pin on the Northern side of Sherman Lane; thence with the Northern side of Sherman Lane N.42-30 E 183.4 feet to the point of beginning.

Together with all and singular rights, members, hardiments, 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.

*Paid 3/12/71*