

FILED
MAR 30 1970
R. M. C.

WHEREAS, Joe S. and Beverly Ann Finley.

(hereinafter referred to as Mortgagor) 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 Two Thousand Nine Hundred Fifty Two and no/100 Dollars (\$ 2952.00) due and payable

with interest thereon from date of the date of XXXX per annum, to be paid:

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 Mortgagee in hand well and truly paid by the Mortgagee as and before the making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, 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 certain lot of land in Grove Township, Greenville County, State of South Carolina, being known and designated as Lot No. 20, Block B, of Blue Sky Park, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in violation of S. Code 16-1-100, reference to which is made for a more complete description.

This lot was conveyed to Mr. & Mrs. Joe S. Finley by deed recorded May 16, 1955 in deed book 525 page 193 of the R. M. C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, appurtenances, 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 defend unto the Mortgagee, its heirs, successors and assigns, against the Mortgagee, its heirs, successors and assigns, and all persons whatsoever lawfully claiming the same or any part thereof.