

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE BOOK 1162 PAGE 29

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clyde E. and Grace S. Britt

(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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Thousand Three Hundred Forty and no/100----- Dollars (\$) 2340.00) due and payable

Thirty monthly installments of Seventy Eight dollars each (30 X \$78.00)

with interest thereon from date at the rate of 000000 per centum 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 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:

"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 those pieces, parcels or lots of land, situate, lying and being in the State of South Carolina County of Greenville, Greenville Township, being known and designated as lot 37 and Western half of lot 36 of subdivision known as Sans Sauci Park as shown on a plat recorded in the RMC Office for Greenville County in Plat Book "C" at page 158 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the Southern side of Davis Street, joint front corner of Lots 37 and 38 and running thence with the joint line of said lots, S. 55-54 E. 193 feet to an iron pin; thence S. 33-51 W. 78 feet to a point in the rear center of lot 36, thence through the center of Lot 36 N. 55-59 W. / 180.5 feet to a point on the Southern side of Davis Street; thence with said Street N. 23-30 E. 26.5 feet to an iron pin at the joint corner of Lots 36 and 37; thence continuing with said street N. 23-30 E. 37 feet to a point; thence continuing with said street N. 26-30 E. 16 feet to the beginning corner.

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.