

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1175 PAGE 487

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Millie Sue Garner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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, Six Hundred, Sixty-four and 00/100--- Dollars (\$2,664.00) due and payable

in 36 successive monthly payments of \$74.00 beginning January 10, 1971 and due each and every 10th, there-after until the entire amount is paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually

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: Forever:

All that lot of land within the corporate limits of the City Of Greenville, being shown as Lot #77 of a Subdivision known as Sherwood Forest on a Plat thereof recorded in Plat Book BB at page 30, and more fully described as follows:

"Beginning at an iron pin on the Southeastern side of Don Drive, joint front corner of Lots 76 and 77, and running thence with joint line of Lots 76 and 77, S. 32-19 E. 191.3 feet to an iron pin; thence S. 60-01 W 75.06 feet to an iron pin in joint rear corner of Lots 77 and 78; thence with joint line of said lots, N 32-19 W 188.3 feet to an iron pin on the southeastern side of Don Drive; thence with Don Drive, N.57-41 E 75 feet to the beginning.

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