

James S. and Carl Marshbanks

Community Finance Corporation
100 E. North Street Greenville, S.C.

One thousand thirty two dollars and no/100.....
..... Dollars \$ 1032.00

Twenty four monthly installments of Forty three(24x\$3.00)

with interest thereon from date of the rate of ... per annum...

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 above 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 making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, as hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the southwestern side of Tiffany Drive and being known and designated as Lot #15 of Cardinal Park as shown on Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book "W", at page 27 and having according to said Plat, the following metes and Bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Tiffney Drive, at the joint corners of Lots #14 and 15 and running thence along said Drive S. 22-57 E. 70 feet to an iron pin; thence along the joint line of Lots #15 and 15, S. 68-09 W 182.3 feet, to an iron pin; thence N. 24-34 W. 69.95 feet, to an iron pin; thence along the line of Lots #14 and 15, N. 68-08 E. 184.2 feet to the beginning point.

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 if it lawfully seizes 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.