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MORTGAGE OF REAL ESTATE - Office of **DELETT PARNSWORTH** & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, **GEORGE HILBURN DAVIS,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **GENERAL FINANCE CORPORATION**

(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 **Four Thousand, Five Hundred and No/100**

Dollars (\$ 4,500.00) due and payable

to the order of the mortgagee in thirty-six (36) consecutive monthly installments of One Hundred Twenty-Five Dollars (\$125.00) each; the first installment being due June 1, 1971, and the remaining installments are due on the same day of each month thereafter

with interest thereon from ~~at the rate of~~ ~~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, at the southeastern intersection of Templewood Drive and Brownwood Drive, being known and designated as Lot 20 of Oak-Crest as shown on Plat prepared by C. C. Jones & Associates, Engineers, dated January, 1955, which Plat is recorded in the RMC Office for Greenville County in Plat Book GG, pages 130 and 131 and having, according to said Plat, the following courses and distances:

BEGINNING at an iron pin on the northeastern side of Brownwood Drive at the joint corner of Lots Nos. 20 and 138 and running thence with the joint property line of said Lots, N. 29-12 E. 150 feet to an iron pin; thence N. 60-48 W. 56.7 feet to an iron pin on the southeastern side of Templewood Drive; thence with the curve of the southeastern side of Templewood Drive S. 44-30 W. 36.9 feet to a point; thence with the southeastern side of Templewood Drive S. 60-02 W. 108.3 feet to an iron pin; thence with the curve of the intersection of said two Drives 24.6 feet (as shown on said Plat) to an iron pin on the northeastern side of Brownwood Drive; thence with the northeastern side of Brownwood Drive S. 60-48 E. 110.5 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.