

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1190 PAGE 239

MAY 11 1971

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mrs. C. Crith

WHEREAS, Ethel Pitman Route 5 Greer, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street Greenville, S.C.

(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 Three thousand one hundred eight dollars and no/100
Dollars (\$ 3108.00) due and payable

Forty two installments of Seventy-four dollars (42X74.00)

with interest thereon from date at the rate of .000 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, located at Pelham and being designated as lot No 116 of the Pelham Mills property, surveyed by Dalton, Neves, Engineers, April 1939 and having the following courses and distances:

BEGINNING on an iron pin on West Bank of Branch and North side of G. Street at bridge and running with traverse line (branch is line) N. 9-31W. 346 feet to iron pin; thence N. 29-40 E. 186 feet to iron pin; thence N. 11-53 E 80.5 feet to iron pin; thence N. 4-23 E 207 feet to iron pin; thence S. 85-37 E 379 feet to iron pin on West side of Greer Road (400 feet from branch) thence N. 4-23 E 188 feet to iron pin at J. M. Davis corner; thence with line of J. M. Davis property S. 86-W 361 feet to iron pin; thence N. 1-14 E 219-6 feet to a stone; thence S. 86-W 35 feet to iron pin; thence with traverse line (branch is line) N. 26-52 W. 253 feet; thence N. 19-38 E 194 feet; thence N. 15-34 E 300 feet; thence N. 2-22 E 200 feet; thence N. 24-40 E 200 feet; thence N. 3-38 W. 300 feet; thence N9-28 W 291-8 feet to iron pin at corner of Belton Cole property; thence with Belton Cole property S. 77-17W 325 feet to iron pin on county road; thence with said county road S. 5-0 W. 1371 feet; thence S. 5-12 W 500 feet; thence S. 6-30 E 360 feet; thence S. 29-50 E 340 feet; thence S. 40-55 E 300 feet to beginning corner, containing 24.50 acres, more or less."

ALSO:

"all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, situated on the West side of the Greer-Pelham Highway, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on said Highway and running thence with W. S. Smith's line N. 58-45W. 206 feet to a stake; thence N. 31-20- E 114.4 feet to a stake on the Pelham School property line; thence with said school line N. 58.03 W 144 feet to an iron pin; thence N. 15.05 E 360 feet to an iron pin on Charles Davis line; thence with Charles Davis line to a stake in branch; thence with said branch following the meanders thereof S. 17.55 W. 194.3 feet to a stake in branch; thence S. 6.30 E 155 feet to a stake in branch; thence S. 27.40 W 187 feet to a stone, George DeYoungs corner; thence S. 73.15 E 340 feet to a stake; thence S. 58-45 E 206 feet to a stake on the Greer-Pelham Road; thence with said road N. 31-20 E 165 feet to the beginning corner, and being a part of the same tract of land conveyed to H. J. Lanford by F. J. Sloan, containing about 5.25 acres, more or less, and being the same land conveyed to G. B. Davis, by H. J. Lanford, by deed dated February 21, 1930, and recorded in the R. M. C. Of ice for Greenville County, in Vol. 133 at page 430.

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.