

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
JUN 22 1971
Mrs. Ollie Farnsworth
R. M. C.

BOOK 1196 PAGE 17

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said W. E. Durham and Ethel Durham

(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 Five Thousand, Six Hundred, sixteen and 00/100----- Dollars (\$5,616.00) due and payable

in 48 successive monthly payments of \$117.00 One Hundred, seventeen, beginning July 20, 1971 and due each and every 20th. thereafter untill the entire amount is paid in full.

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

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:

Approximately three miles from Greenville Court House containing two and one half acres more or less, known as lots numbers 1 and 2- Section D., on Bramlett Road on a plat of land of H. H. Willis and Alice M. Willis, Made by W. J. Riddle, surveyor, November 1939 (nineteen hundred and thirty-nine) Plat of said lands being recorded in Plat Book J, at Pages 150-151.

This land is sold subject to easements, restrictions, and right of way, see records in Greenville County Court House.

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.