

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 1197 PAGE 53

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JUN 29 1971
Mrs. Olive Farnsworth
R. M. C.

WHEREAS B.C. Jenkins and Patricia C. Jenkins Route # 4 Greer, S. C. 29651

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 East North Street, Greenville, South Carolina., 29601

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of date herewith, the terms of which are
incorporated herein by reference, in the sum of Two Thousand One Hundred Sixty and no/100-----
Dollars (\$) 2160.00 } due and payable

Thirty Six monthly installments of Sixty Dollars each (36 X 60.00)

with interest thereon from date at the rate of 00000 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 Mortgagee 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:

All that lot of land situate on the Southwest side of Devinger Road, near
the city of Greenville, in Greenville County, South Carolina with the
Buildings and improvements thereon having according to a survey made
by Madison H. Woodward, engineer June 10, 1963, and being a portion of that
property shown on plat recorded in the R. M. C. Office for Greenville
County, South Carolina in plat book "H" page 241, the following metes
and bounds to wit:

BEGINNING at an iron pin in the center of Devinger Road at the Northwest
corner of lot of T. P. Jenkins and pin being approximately 1545 feet in a south
easterly direction from the center of the intersection of Hudson Road and
Devinger Road, and runs thence along line of property of T. P. Jenkins,
S-13014 W. 313.4 feet to an iron pin thence along line of Perrin Hudson
property S. 45-00 W; 425 feet to an iron pin the nce 50-39 234.8 feet to an
iron pin thence along line of other property of L. G. Jenkins N. 32-15
E. 710.5 feet to an iron pin in the center of Devinger Road thence with
the center of Devinger Road, S. 59-00 East 20 feet to the beginning Corner.

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