

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1205 PAGE 209

SEP 2 3 47 PM '71

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, WALTER BERT SWINDLE, JR.

(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 Five thousand seven hundred sixty and no/100----- Dollars (\$5,760.00) due and payable

One hundred sixty & no/100 (\$160.00) Dollars due and payable on first day of October, 1971, and One hundred sixty & no/100 (\$160.00) Dollars on the first day of each month hereafter until paid in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: after maturity.

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, and Paris Mountain Township, known further as a part of the A. M. Burdine and Caroline D. Burdine Estate in the subdivision as Tract Number Three, adjoining land of, or formerly of John Shockley Tract No. 2 and Tract No. 4:

BEGINNING at an iron pin in a branch corner of Tract No. 4 thence running N. $71\frac{1}{2}$ E. 16.80 chains to an iron pin on John Shockley line; thence N. $10\frac{1}{2}$ E. 6.75 chains to an iron pin; thence S. $78\frac{1}{2}$ W. 17.40 chains to an iron pin; thence S. $23\frac{1}{2}$ E. 2.00 chains to poplar X3 on branch; thence down the meanders of branch to the beginning corner, and contains 10 acres the same more or less, together with all rights of ways, roads and easements, for the benefit of said land.

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.