

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED

SEP 3 1971
S. Ollie Farnsworth
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 1205 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elbert nmi and Willie E. Talley , 1 Jones Avenue., Taylors, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Community Finance Corporation, 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

Two Thousand Three Hundred Four and no/100 -----Dollars (\$ 2304.00) due and payable

Thirty Six monthly installments of Sixty Four dollars each., (36X64.00)

with interest thereon from date 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

IN Chick Springs Township, in the town of Taylors on the eastside of the Old Rutherford Road, running by Aiken's Chapel Baptist Church, and being all of lots no. 32 and 33 of the V. W. Crowder property surveyed by W. A. Christopher, Surveyor, April 26, 1923 and having the following metes and bounds:

BEGINNING at a stake on the said Old Rutherford Road, the corner of lots no. 31 and running thence along said road, N. 11 E. 50 feet to the corner of Lots No. 34; thence S. 83-30 E. 190 Feet to a stake; thence S. 11-15 W. 50 feet to a stake and thence N. 86 W. 190 Feet to the beginning corner, being the same lot of land conveyed to Lucia Priestly by E. Inman, Master by Deed dated June 12, 1928, and recorded in the RMC Office for Greenville County in Book 139, page 382.

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.