

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1210 PAGE 13

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ella Ross

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

Terplan Finance Co, Inc.
105 W. Washington Street
Greenville, South Carolina 29601

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereunto, the terms of which are incorporated herein by reference, in the sum of One Thousand Two Hundred Forty Eight Dollars and 00/100 - - Dollars (\$ 1,248.00) due and payable

with interest thereon from date at the rate of 22.42% 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,

All of my right and title of interest, whatever the same may be, in and to all that piece, parcel, or lot of land situate, lying and being Frank Street and Having a depth in the City of Greenville, said lot fronting 50 feet on Frank Street and Having a depth on both sides of 150 feet and being further designated on the City Block Book as 26-3-19, and being further a portion of Lot No. 8 on a plat recorded in the E.M.C. Office for Greenville County in Plat Book c Page 43....

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.