

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1214 PAGE 655

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Albert Turner, Sr.

(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, forty and 00/100 Dollars (\$5,040.00) due and payable

due and payable in 60 successive monthly payments of (\$84.00) being due and payable in 60 successive monthly payments of eighty-four and 00/100 beginning January 1, 1972 and due each and every 1st. thereafter until the entire amount is paid in full.

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

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:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Bramlett Park Subdivision, and being Lot #4 on Pendleton Road and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on Pendleton Road at the joint front corner of Lot 5 and 4 and running thence along the joint line of said Lots N28-30E 180 feet to an iron pin; running thence S28-30W 180 feet to an iron pin on Pendleton Road; running thence along Pendleton Road N58-30 W 80 feet to the point of BEGINNING.

This is the lot of land conveyed to Albert Turner, Sr. by Horace Lee Cox by Deed dated July 13, 1963 and recorded in Deed Book 729 at page 50.

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.