

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James A. and Eunice Donald Route 2 Pelzer, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street 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 One thousand two hundred sixty dollars and no/100
..... Dollars (\$ 1260,00) due and payable

Shirty installments of Forty two (30 X 42.00)

with interest thereon from date at the rate of XX 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:

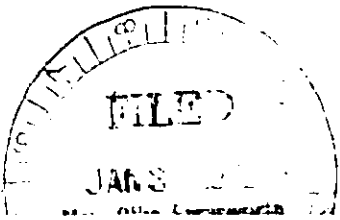
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his
account by the Mortgagee, and also in consideration 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 being Dunklin Township and being
more particularly described as follows:

BEGINNING at a point in the center of a paved road running with A. M. Stewart
property line in a S. 72 1/2 W. 418 feet; thence running S. 21 1/2 214 feet; thence
running 426 feet parallel with North Boundary to center of highway; thence
running with the center of Highway, 214 feet to the beginning point and being
bounded as follows: on the North and West by lands of A. M. Stewart; on the
south by lands of James Ross Cobb, and on the East by Paved road. This tract or
parcel of land contains 2 acres more or less.

This being a portion or parcel on t at 14 3/4 acres of land conveyed to James
Ross Cobb by Lettie Meeking and Mammie Stewart, as recorded in the office of
the Clerk of Court for Greenville County, South Carolina in deed Book 186,
page 56.

This also being a portion or parcel of land conveyed to James A. and
Eunice Donald as recorded in the office of the Clerk of Court for Greenville
County in Deed Book 668, page 146.



Together with all and singular rights, members, herditaments, 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 encumbe, 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.