

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

BOOK 1232 PAGE 573

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
MAY 10 2 52 PM '72
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ERNEST E. BLACK

(hereinafter referred to as Mortgagor) is well and truly indebted unto ASSOCIATES FINANCIAL SERVICES CO., INC.

(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 SEVEN THOUSAND AND NO/100'S-----

Dollars (\$7000.00-----) due and payable

AS STATED THERE IN;

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, shown as 9.38 acre tract, more or less, four miles west of Greer and designated as Tracts 1 & 2 of Property of A. F. Alexander on a Plat by H. S. Brockman on September 2, 1952, and more particularly described, to wit: Beginning at stake on the northern side of Enoree River and running thence N22-45E 1333 feet to a stake in the forks of a branch; thence N45-30W 52.5 feet to an iron pin; thence S52-48W 441 feet to an iron pin; thence S80-10W 152 feet to an iron pin; thence S26-25W 163 feet to an iron pin; thence S32-37W 200 feet to an iron pin; thence S43-33E 72.6 to a stake in the mouth of a ditch; thence S4-50E 72 feet; thence S30-05W 136 feet; thence S0-30W 340 feet to the mouth of a branch in the Enoree River; thence along the north side of the Enoree River, the chord of which is S70-25E, 231 feet to the beginning corner, and being that conveyed to the mortgagor by deed recorded in the RMC office for Greenville County in Deed Book 574 at page 337 (T35-1-19.1).

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.