



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edwin A. and Geneva Smith, Route # 3 Box 511, Taylors Rest., S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 East North Street., Greenville, South Carolina., 29601

(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 Three Thousand Two Hundred Seventy Six and no/100 Dollars \$ 3276.00 due and payable

Forty Two Monthly installments of Seventy Eight Dollars Each., (42X\$78.00)

with interest thereon from date at the rate of XXXXXXX 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 Mortgagee 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 that piece, parcel or lot of land lying, situate and being in Bates Township State and County aforesaid, known as a part of that land conveyed to me by Deed of W. T. Newby on November 10, 1936, and recorded in the RMC Office for Greenville County, State of South Carolina in Book 451, Page 405, and according to Plat Made by Terry T. Hill, Dated 2-1-67, of the property of Claude Smith, having the following notes and bounds:

BEGINNING at an I.P. at White Horse Road and running S. 44-30 E. 150 feet along the property of H.B. Davis to an iron pin; thence N. 44-22 E. 50 feet to an I. P. thence N. 44-30 W. 1500 feet to an iron pin in drive, at White Horse Road thence N. 44-22 W. 50 feet along line of White Horse Road to the point of the beginning.

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.