

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the said Susie Gilbert Martin

(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 eight Hundred, Forty and 00/100-----
Dollars (\$ 840.00) due and payable

in 24 successive monthly payments of (\$35.00) Thirty-five and 00/100's Dollars beginning August 25, 1972 and due each and every 25th. thereafter untill 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 ground situate in the County of Greenville, State of South Carolina, approxiametly seven and one-half (7½) miles from the City of Greenville, on Piedmont Road, and having the following metes and bounds, to-wit:

BEGINNING at a stone 3X and running thence N51-27 W, 427 feet to a stone; then S 51-30 W, 265 feet to a stake; then S58-30 E, 180 feet to a stake; then S 88-53 E, 390 feet, more or less to the beginning corner; containing 1.65 acres, more or less.

ALSO, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, containing two (2) acres, more or less, lying both sides of the C. & G. Railroad and both sides of the public road leading from Piedmont to Greenville about half way between the 7 and 8 mile posts from Greenville on said road, adjoining lands of Cleveland Martin, Grantor herein.

BEGINNING on a stone 3X by aforesaid public road then S 51-30 W, 6.50 chains to a stone 3X; then S 50-45 E, 6.40 chains to stone 3X, across the Railroad; then N 0-15 W, 8.00 chains to the beginning corner.

Being the same property acquired by Grantor herein from Cora Lee Queen by Deed of August 1, 1964, registered in Deed Book 830, page 410, Records of RMC, Greenville, S.C.

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