

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



DEED OF CONVEYANCE
AND MORTGAGE PRESENTS MAY CONCERN

1244 473

WHEREAS, the said Shirley Hefington

(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 Twelve Hundred and 00/100
Dollars (\$ 1200.00) due and payable

in 24 successive monthly payments of \$50.00 Fifty and 00/100 due and payable beginning September 10, 1972 and due each and every 10th. 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 piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the west side of Gentry Street at the corner of Lot no. 32; thence in a northeasterly direction with Gentry Street 50 feet to the corner of Lot No. 36; thence in a northwesterly direction with line of Lot No. 36 150 feet to the corner of Lot no. 33; thence in a southwesterly direction with Lot No. 33, 50 feet to a stake at the corner of Lot No. 32; thence in a southeasterly direction with Lot No. 32, 150 feet to the beginning corner. This lot is a subdivision known as Pendleton Heights as shown on a plat made by W. D. Neves, December, 1912, recorded in Plat Book "E" at page 72 and is known as Lot No. 34 on said plat.

This conveyance is made subject to any restrictions and easements as may appear of records, on the recorded plats, or on the premises.

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.