



MORTGAGE OF REAL ESTATE

TO ALL WHICH THESE PRESENTS MAY CONCERN

WHEREAS, J. the said Ethel M. Ashworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickens/Flie Finance Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Hundred thirty four and 00/100's Dollars (\$434.00) due and payable

in 12 successive monthly payments of 36.00 Thirty six and 00/100's Dollars beginning December 1, 1972 and due each and every 1st thereafter until the entire amount is paid in full.

with interest thereon from date of 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 sum, 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 hundred (\$300) to the Mortgagor to hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the several interests aforesaid 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, South Carolina, on the South side of Morgan Street, in City View, known and designated as Lot No. 43 on a plat of Morgan Hills Additions, recorded in the R. M. C. Office for said County and State in Plat Book "A" on Page 60 and recording to said plat, described as follows:

BEGINNING at a point on Morgan Street at the north front corner of Lots Nos. 42 and 43, and running thence with the joint line of said Lots S. 74 1/2 E. 200 feet to the joint rear corner of Lots Nos. 42, 43, and 44; thence with the joint line of Lots 43 and 44 N. 74 1/2 W. 200 feet to Morgan Street; thence with Morgan Street S. 82 3/4 W. 60 feet to the BEGINNING corner, and being the same lot of land conveyed to Thomas M. Wooten by H. W. Hunt by deed dated September 28, 1914, recorded in said R. M. C. Office in Deed Book 28, at Page 21, and devised and willed to the grantor, herein by Thomas M. Wooten, said will shown of record in Apt. 602, File 44, in the probate Court for Greenville County, South Carolina said lot of land being shown on the County Block Map AS (225) 125-1-7.

Together with all and singular rights, members, hereditaments, and appurtenances to the land appertaining in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereon, 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 defend unto and against the said Mortgagee and its successors forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.