



REAL ESTATE MORTGAGE BOOK **1297** PAGE **745**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 13 day of December, 1973,

by William Irvin and Patsy C. Irvin

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto M & J FINANCE CORP., INC. of Greenville

South Carolina, a corporation, organized and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of _____

Sixteen Thousand, Six Hundred, Thirty Four & 52/100 (\$ 16,634.52) Dollars,

as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 84 consecutive

monthly installments of \$ 198.03 each; the first installment being due 1-1-74,

1974, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors or assigns, the following

described property situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Grove Township, Greenville County, South Carolina, designated as Lot Number 3 on a plat of Section No. 2 of Belle terre Acres, Prepared by C. O. Riddle, R. L. S., July 1964 and revised October 1965, the same containing 1.89 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of S.C. Highway Number 106, said point being 204.8 feet east of the joint corner of Lots Numbers 4 and 5, and running thence along the line of Lot Number 4, S. 7-40 W. 384.2 feet to an iron pin; thence S. 85-20 E. 225 feet to a point in the center of said highway; thence along the center of S.C. Highway Number 106, N. 85-20 W. 153.5 feet to a point; thence still along said highway, N. 84-34 W. 51.4 feet to the point of Beginning.

This is the same property conveyed to the Grantor by deed of James W. Mahon recorded in the Greenville County R. M. C. Office in Deed Book 835 at Page 590.

This property is subject to protective covenants recorded in the Greenville County R.M. C. Office in Deed Book 711 at Page 181; deed book 761 at Page 77; deed Book 822 at page 508. In Addition thereto, no goats, pigs, or chickens shall be kept, produced, or raised on said property.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

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