

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 6 3 34 PM '77

MORTGAGE OF REAL ESTATE

1258-834

DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Conestee Anders

(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 Two Thousand Forty and 00/100- Dollars (\$ 2,040.00) due and payable

9666

in 24 successive monthly payments of (\$85.00) Eighty-five and 00/100's Dollars beginning November 20, 1976 and due each and every 20th. thereafter untill the entire amount is paid in full.

with interest thereon from date at the rate of maturity nine 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:

5000

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 15, Block I of Riverside, plat of which is recorded in Plat Book A, Page 322, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Edgemont Avenue at the joint front corner of Lots 14 and 15 and running with the North side of Edgemont Avenue, S. 79-45 E., 50 feet; thence N. 10-15 E., 125 feet to an iron pin on the South side of a 15 foot alley; thence with said alley, N. 79-45 W., 50 feet; thence S. 10-15 W., 125 feet to the point of beginning.

Block Book Reference 146-3-19.

This is the same property conveyed to Conestee Anders by House Rentals, Inc. as shown in deed dated August 30, 1976 and recorded September 1, 1976 in deed volume 1042 at page 218 in the RMC Office for Greenville County, S. C.

Pickensville Finance Company
PO Box 481
Easley, SC 29640



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.

4328 RV-2