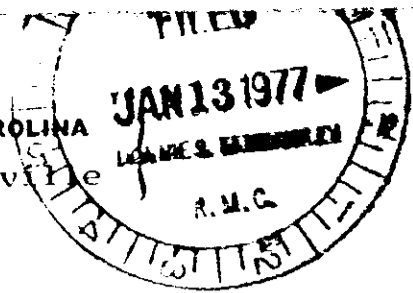


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

1387 PAGE 271

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Charlie Stone

(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 Three Thousand One Hundred Sixty-eight Dollars (\$ 3,168.00) due and payable

in 36 successive monthly payments of (\$88.00) Eighty-eight and 00/100's Dollars beginning February 20, 1977 and due each and every 20th. thereafter until the entire amount is paid in full.

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

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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:

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All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the west side of 3rd. Avenue in Judson Mills No. 1 Village, being known and designated as Lot No. 12 as shown on a plat of Section 1 of Judson Mills Village made by Dalton & Neves, Engineers, in August, 1939, which plat is recorded in the R. M. C. Office for Greenville County in plat Book K at pages 11 and 12, and having according to said plat the following metes and bounds:

BEGINNING at an iron pipe on the west side of 3rd. Avenue, 145 feet south of the southwest corner of the intersection of 3rd. Avenue and Heatherly Drive, and running thence with 3rd. Avenue S. 4-30 W. 70 feet to an iron pipe, joint front corner of lots 12 and 13; thence with the line of lot No. 13, N. 85-30 W. 88 feet to an iron pipe, joint rear corner of lots 17 and 18; thence with the line of lot No. 18, N. 4-30 E. 70 feet to an iron pipe, joint corner of lots Nos. 11 and 12, 18 and 19; thence with the line of lot No. 11, S. 85-30 E. 88 feet to the beginning corner, and being identically the same property conveyed to grantor by deed recorded in Deed Book 719, Page 365.

This conveyance is made subject to easements, rights of way and restrictions recorded in the RMC Office for Greenville County in Deed Book 214, Page 149.

This is the identical property conveyed to Charlie Stone by Clara Campbell by deed recorded in Book 758 of Deeds, Page 102 on September 22, 1964.



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.

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