

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 30 1978

MORTGAGE OF REAL ESTATE

BOOK 1401 PAGE 041

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Effie C. Riddle a/k/a Effie C. Godfrey
(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 One thousand five hundred forty-eight and no/100--- Dollars (\$ 1,548.00-->) due and payable in 36 successive monthly payments of Forty-three and no/100(\$43.00)Dollars beginning January 1, 1979 and due Forty-three and no/100(\$43.00)Dollars due each and every 1st. thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity 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:

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:

All that certain piece, parcel or lot of land situate, lying and being on the Easterly side of Woodside Avenue near the City of Greenville, State of South Carolina and being shown as Lot No. 15 on the plat of Morgan Hill Addition as recorded in the RMC Office for Greenville County in Plat Book A at pages 69 and 70, and also being more particularly shown on a plat of the property of Dora I. Snipes Estate, et. al., as recorded in the RMC Office for Greenville County in Plat Book V. at page 112 and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Woodside Avenue at a point 214.2 feet Northeast of the intersection of Woodside Avenue and Morgan Street, said pin being the joint front corner of Lots 15 and 25 and running thence along the Easterly side of Woodside Avenue, N. 13-43 E. 64.3 feet to an iron pin, joint front corner of Lots 14 and 15; thence with the joint line of said lots, N. 82-45 E. 174.4 feet to an iron pin in the line of Lot No. 16; thence along the line of Lot 16, S. 7-15 E. 60 feet to an iron pin, joint rear corner of Lot 28; thence along the line of Lots 28 and 25, S. 82-45 W. 197.4 feet to the point of beginning.

Lot 15, Woodside Avenue, Morgan Hill Addition, is the identical property deeded to Effie C. Godfrey by E. B. Willis, Jr., dated August 20, 1954 and recorded August 21, 1954 in deed volume 506 at page 399 in the RMC Office for Greenville County, S. C.

Pickensville Finance Company
P. O. Box 481
Easley, South Carolina 29640

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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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