

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 FILED GREENVILLE CO. S.C.
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

1278 JUL 71
 1474 JUL 147

WHEREAS, ERNEST HINKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. M. GILLESPIE

(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

EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 - Dollars (\$ 8,250.00) due and payable at the rate of \$78.90 per month with the first payment being due June 1, and on the first day of each month thereafter until paid in full, payments first being applied to principal and the balance to interest.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being shown as the northern one half of Lot No. 24 and the southern one half of Lot No. 23 of Richmond Hill, plat of which is recorded in Plat Book C at page 99, and having the following metes and bounds, to-wit:

BEGINNING at a point on Mt. Zion Avenue, in the center of Lot No. 24 and running thence through the center of said lot N. 36-1/2 W. 109 feet ±, to a point on a 10 foot alley which point is 25 feet from the joint rear corner of Lots No. 24 and 25; thence with said alley N. 1-1/2 E. 50 feet to a point in the center of the rear line of Lot No. 23; thence through the center of said Lots, S. 16 E. 111 feet ±, to a point on Mount Zion Avenue, which point is 24 feet from the joint front corner of Lots Nos. 23 & 24; thence with Mt. Zion Avenue, S. 3-1/2 W. 43 feet to the point of beginning.

This mortgage is given to secure a portion of the purchase price of the property under lien. See also to this Assignment of Book 1278-Page 71

For value received, I do hereby sell, assign, transfer and set over unto CIT Financial Services, Inc. the within Mortgage and the note which it secures, without recourse this 13th day of July, 1979.

WITNESSES:
 C. Victor Pyle
 Sandra Lee Kirkus

2220 748 L. M. Gillespie
 ASSIGNMENT FILED AND RECORDED
 1979 DAY OF July 1979
 REM VOL. 1474 PAGE 147
 12:19 P.M. NO. 2220
 Bonnie J. Tankersley

Personally appeared before me C. Victor Pyle, Notary Public, who, on oath, states that he saw the within named L. M. Gillespie sign, seal and as his act and deed deliver the within Assignment, and that he, with Sandra Lee Kirkus, witnessed the execution thereof.

SWORN to before me this 13th day of July, 1979.
 Sandra Lee Kirkus (L.S.)
 Notary Public for South Carolina
 My Comm. exp. 9-15-79

C. Victor Pyle
 RECORDED JUL 19 1979 at 12:19 P.M.

Together with all and singular rights, members, hereditaments, 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.

GREENVILLE CO. S.C.
 FILED
 12:19 PM '79
 JUL 19 1979

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