

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 853

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

30. S. C.
3 30 PM '80
MERSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Carol V. Saunders and Frances H. Saunders,
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Century Finance Company, a Corporation,
(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
Seven Thousand, One Hundred-Twenty-Eight and no/100 Dollars (\$ 7128.00) due and payable
In Thirty-Six (36) Equal Monthly Installments of One Hundred-Ninety-Eight and no/100
Dollars (\$198.00) Commencing on the First day of June, 1980, and on the First day of Each
and Every Month until paid in full,

with interest thereon from maturity at the rate of 18.12 per centum per annum, to be paid:

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 and designated as Lot No. 8 on plat entitled "Formerly Property of Georgia-Pacific Corp." dated January 20, 1962, of record in R.M.C. Office for Greenville County in Plat Book YY, at Page 51 and being more particularly described as follows, to wit:

BEGINNING at a point at the intersection of center of county road with the center line of U.S. Highway No. 276 and running thence with center of county road North 1-10 West 296 feet to joint front corner of Lots 8 and 9; thence South 55-45 East 287 feet with line of Lot 9 to an iron pin on Cleveland Estate line; thence South 22 West 186.1 feet with line of Lot 7 to a point in center of U. S. Highway No. 276; thence with center of Highway North 76-41 West 158.6 feet to the beginning corner and containing 0.93 acres net; This being the identical property conveyed to Raymond Edwards by Georgia-Pacific Corp., by deed dated March 1, 1962, of record in Deed Volume 715, at page 301. The above described property is subject to all recorded rights-of-way of S. C. Highway Department, Greenville County and/or others. This property is designated as Lot No. 16, Block 1, Page 673.4 on the County Block Book.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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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