

MORTGAGE OF REAL ESTATE

BOOK 1520 PAGE 791

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I the said Maye C. Banks
(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 two hundred forty and no/100-----
Dollars (\$ 3240.00---) due and payable

in 36 successive monthly payments of Ninety and no/100(\$90.00)Dollars beginning November 10, 1980 and due each and every 10th. thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of fifteen 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 in Greenville County South Carolina designated as Lot Number 16 on a plat of the property of the Arthur J. Phillips Estate recorded in the R. M. C. Office for Greenville County in Plat Book S at page 97 said lot fronting 90 ft. on the western side of Old Dunham Bridge Road. and having the courses and distances shown on said plat.

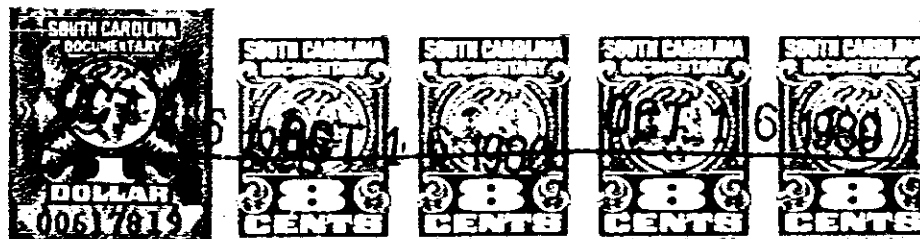
This being a portion of the property conveyed to Harmon B. Phillips by E. Inman, Master in Equity of Greenville County, on July 6, 1948, by deed recorded on July 6, 1948, in the R.M.C. Office for Greenville County, in Deed Book 352, at Page 289. This property was inherited by the grantors herein from Harmon B. Phillips on August 19, 1978, as will appear in the records of the Probate Court for Greenville County in Apartment 1488, File No. 4.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

The grantee to pay the 1979 taxes on said property.

This is the identical property conveyed to Maye C. Banks by Beatrice P. Waters and Beattie W. Phillips by deed recorded August 8, 1979 in Book 1108 of Deeds at page 929 in the R.M.C. Office for Greenville County, South Carolina.

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

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