



BOOK 1543 PAGE 417

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, WE, the said Silas Gray, Jr. and Willie Ree P. Gray

(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 Two thousand three hundred seventy-six and no/100--

Dollars (\$ 2376.00---) due and payable

in 18 successive monthly payments of One hundred thirty-two and no/100 (\$132.00) Dollars beginning July 10, 1981 and due each and every 10th thereafter until the entire amount is paid in full.

with interest thereon from maturity at the rate of 18 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 piece, parcel or lot of land situate, lying and being on the northwestern corner of DeOyley Avenue and Long Hill Street in the city of Greenville, County of Greenville, State of South Carolina, being shown and designated as a portion of Lot 50 on plat of Augusta Road Ranches recorded in Plat Book L at Pages 52 and 53 and being more recently described on plat of Silas Gray, Jr. and Willie Ree P. Gray, prepared by Freeland & Associates, dated August 20, 1975, as follows:

BEGINNING at an iron pin on the northern side of DeOyley Avenue and running thence through Lot 50, N. 3-47 E. 150 feet to an iron pin; thence S.86-13 E. 23.05 Feet to an iron pin on the western side of Long Hill Street; thence along said street, S. 23-40 E. 136.40 feet to an iron pin at the corner of Long Hill Street and DeOyley Avenue; thence S. 33-03 W. 27.3 feet to an iron pin on the northern side of DeOyley Avenue; thence S. 89-47 W. 72.50 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to all restrictions, easements or rights-of-ways existing or of record which may effect said property.

This is the identical property conveyed to Silas Gray, Jr. and Willie Ree P. Gray by Robert Baker and Evelyn Baker by deed dated August 29, 1975 and recorded September 2, 1975 in Deed Book 1023 at page 504 in the R. M. C. 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, 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 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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