



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said Albria W. Downs and Joann Downs

(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 eight hundred seventy-two and no/100--- Dollars (\$ 1872.00---) due and payable

in 24 successive monthly payments of Seventy-eight and no/100(\$78.00)Dollars beginning December 15, 1981 and due each and every 15th. thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ 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 lot of land in Greenville County, South Carolina, in Butler Township, four miles east of the Greenville County Court House, on the southern side of a County road, a top soil road leading west of Congaree Road, and more fully described as follows:

Beginning at a point at the joint front corner with lot conveyed by Garrett Ferguson to William and Mary Norris, point being 108.9 feet from the easement for existing road; and running thence S. 25-13 E. 200 feet to a point at the joint rear corner of the Norris lot; thence N. 64-47 E. 108.9 feet along Garrett Property line to a point; thence N. 25-13 W. 200 feet to a point; thence along said county road, S. 64-47 W. 108.9 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Wallace H. Cely By deed dated October 18, 1965 and recorded October 22, 1965 in deed volume 784 at page 501 in the R.M.C. Office for Greenville County.

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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