

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO S.C.
MAR 4 11 20 AM '83
DONNIE S. JAMESLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1596 PAGE 663

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said James Earl Land

(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 Nine Thousand One Hundred Eighty and no/100--A---- Dollars (\$9,180.00---) due and payable

in 60 successive monthly payments of One Hundred Fifty-three and no/100(\$153.00) beginning April 1, 1983 and due the 1st of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of 16 per centum per annum, to be paid: semi-annually

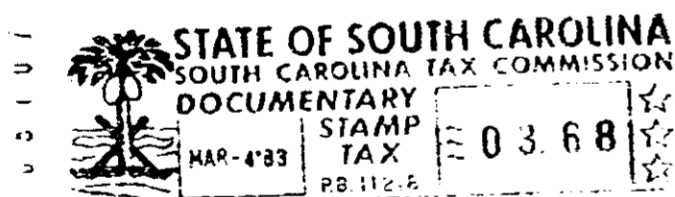
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 with the buildings and improvements thereon, situate, lying and being on the northwest side of Gentry Street, in Greenville County, State of South Carolina, and being known and designated as Lot No. 16 on plat of Pendleton Heights made by Will D. Neves, dated 1912, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E, at Page 172, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Gentry Street at the joint front corner of Lots Nos. 14 and 16, and running thence along the line of Lot 16, N. 56-00W. 150 feet to an iron pin; thence N. 34-00 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 18; thence along the line of Lot No. 18, S. 56-00 E. 150 feet to an iron pin on the northwest side of Gentry Street; thence along said street, S. 34-00 W. 50 feet to the BEGINNING.

The above described property is hereby conveyed subject to rights-of-way, easements, set-back lines and restrictive covenants of public record.



This is the same property conveyed by Deed of Carolyn H. Land recorded in Deed Book 1183 Page 696 on March 4, 1983.

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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