



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HARRISON REARDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FAIRLANE FINANCE COMPANY OF GREENVILLE, INC.

(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 Six Thousand and no/100

----- Dollars (\$6,000.00) due and payable

One Hundred and Twenty-Five and no/100 (\$125.00) Dollars on the 26th day of December, 1969, and One Hundred and Twenty-Five and no/100 (\$125.00) Dollars on the 26th day of each month thereafter until paid in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: monthly

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:

1.

"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, known and designated as Lot # 2 on a Plat of property of Fred D. and Mamie W. Garrett, Harrison Rearden, Dr. W. F. Gibson, and Myrtle E. Pickens, as shown on a plat thereof made by G. O. Riddle, Surveyor, dated, March, 1964, noted in Plat Book GGG at Page 105, Office of the R. M. C. for Greenville County, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeastern side of a private road at the joint corner of Lots 1 and 2 and running thence with the northeastern side of said road N. 51-14 W. 359.9 feet to an iron pin on the line of William Maxwell; thence with line of William Maxwell, N. 23-55 E. 181.05 feet to an iron pin at the line of the Thompson property; thence with the Thompson property S. 51-14 E., 406.3 feet to an iron pin at the rear corner of Lot 1; thence with the line of Lot # 1 S. 38-46 W. 175 feet to the beginning corner; subject to that portion of a fifty foot radius turnaround as shown on the plat thereof, the same to revert to the Grantee herein, when and if the road is extended; further, this Lot is subject to the ten (10) foot drainage easement as shown on the plat. This property is subject to restrictive covenants as noted and recorded in Deed Book 750 at Page 5.

2.

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, near the City of Greenville, and being known and designated as Lot 8 of the property of J. H. Mauldin as shown on plat thereof prepared by C. C. Jones & Associates, Engineers, August, 1955, and recorded in the R. M. C. Office for Greenville County in Plat Book I I, at Page 197, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the east side of the Old Augusta Road at the joint front corner of Lots # 7 and 8, and running thence along the east side of the Old Augusta Road, S. 1-27 E. 60.6 feet to an iron pin at the joint front corner of Lots Nos. 8 and 9; thence along the joint line of said lots, S. 81-02 E. 140.8 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 8, N. 8-58 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence along the joint line of said lots N. 81-02 W. 151.6 feet to the beginning corner; being the same conveyed to us by J. H. Mauldin by Deed Book 542, Page 441. This property is known as No. 625 Old Augusta Road, and is noted as being in Tax District 156, Sheet 366, Block 7, Lot 10, in the Block Book Department of the Auditor's Office.

Together with all and singular rights, members, hereditaments, 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.