

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1217 PAGE 529

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, C. W. Staton,

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

Fairlane Finance Company, 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 One Hundred Twenty and no/100's ----- Dollars (\$ 6120.00) due and payable in thirty six (36) equal monthly installments of \$170.00 each; the first installment being due and payable on the 1st day of February, 1972, and a like sum being due and payable on the 1st day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

with interest thereon from ^{maturity} at the rate of 7 1/2 per centum per annum, to be paid: 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 in the State of South Carolina, County of Greenville, lying on the eastern side of Winfield Road in the City of Greenville, South Carolina, known as Lot 17 on a plat of Section "A" of Gower Estates, recorded in Plat Book QQ at pages 146 and 147 and according to said plat, being more fully described as follows, to-wit: BEGINNING at an iron pin on the east side of Winfield Road at the corner of Lot 16; thence with the line of said lot N 74-32 E 156.4 feet to the center of the branch, rear corner of Lot 108; (iron pin on line 13 feet from branch); thence with said branch at the line N 22-38 W 119.1 feet to a point at the joint rear corner of Lot 108 and 109; thence continuing with the branch as the line N 16-51 W 20 feet to a point at the rear corner of Lot 15; thence with the line of said Lot S 55-49 W 163.1 Feet (through iron pin on line 13 feet from branch) to an iron pin on the east side of Winfield Road; thence with the curve with the east side of road; the chord of which is S 23-58 E 87 feet to the BEGINNING.

This is the identical lot of land conveyed to C. W. Staton by William L. Costner by deed dated May 29, 1962, and recorded in Deed Book 669 at page 167 in the R. M. C. Office for Greenville County, South Carolina. There is a first mortgage on this property from C. W. Staton to Fidelity Federal Savings and Loan Association recorded in Real Estate Mortgage Book 891 at page 397 in the R. M. C. Office for Greenville County, South Carolina.

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.