

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1223 PAGE 97

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Gary Lee Holden and Sarah Holden

(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

Five Thousand Five Hundred Forty Four and no/100's ----- Dollars (\$5544.00) due and payable in forty-two (42) equal monthly installments of \$132.00 each; the first installment being due and payable on the 10th day of March, 1972, and a like sum being due and payable on the 10th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

maturity
with interest thereon from date of the rate of 7½ 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 Mortgagee'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, together with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on Lake Drive, and being more fully described according to a plat of Property of Clayton and Mary Jane Alexander prepared by R. B. Bruce, RLS, on March 23, 1965, as follows:

BEGINNING at an iron pin on Lake Drive at the corner of property of Gary Holden and running thence with Holden line, S. 29-30 W., 150 feet to an iron pin on Propes line; thence with said line, N. 67-40 W., 100 feet to an iron pin; thence continuing with the line of Propes property, N. 29-30 E., 150 feet to an iron pin on Lake Drive; thence with Lake Drive, S. 67-40 E., 100 feet to the BEGINNING corner.

Being the same property conveyed to the grantors herein by deed of Metro-Atlantic Builders, Inc., dated August 8th, 1966, and recorded in the R M C Office for Greenville County in Deed Volume 852 at Page 538.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-ways and easements which may affect the above described property.

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.