

FILED
GREENVILLE, CO. S. C.

1974 JUL 27

STATE OF SOUTH CAROLINA JUL 28 10 16 AM '74

COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James E. Prince and Evelyn J. Prince

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

FIRST FINANCIAL SERVICES OF GREENVILLE, INC., d/b/a FAIRLANE 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

Eight Thousand One Hundred Dollars and No Cents Dollars (\$ 8,100.00) due and payable

One Hundred Thirty Five Dollars and No Cents (\$135.00) on the 10 day of August 1974,
and One Hundred Thirty Five Dollars and No Cents (\$135.00) on the 10 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: after maturity

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 or parcel of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 23 as shown on a plat of Indian Hills, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 11, having such metes and bounds as shown thereon.



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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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, its heirs, successors and assigns, from and against the Mortgagor and all persons whatsoever, lawfully claiming the same or any part thereof.

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