## MORTGAGE OF REAL ESTATE

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, de, Phillip T. trant and Naseriter .. Frant

(hereinafter referred to as Martgagor) is well and truly indebted unto lines a linear stall crystes of lastey, luc. d/b/a/ Fairlane sinance Company, laste, . . .

(hereinafter referred to as Mortgagee) as avidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of one in order to higher numbered of large.

no/100m-season contains as about 1300.00 ) due and payable in thirty (30) equal installments of \$100.00 each; the first installment being due and payable on the 15th, day of August, 1975, with a like sum teing due and payable on the 15th, day of each proceeding calendar month there-after until the entire amount of principal and interest has been paid in full.

with interest thereon from date at the rate of 72 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indobted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for texes, 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 theroof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in band well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof its hereby acknowledged, has gramed, bargained, said and released, and by these presents does grant, bargain, sell and release unto the Mortgagon, its successors and escaped.

All that piece, named or lot of land in the month of Greenville, State of . In Larolina, known and designated as Lot No. 16 as shown on a plat of Glendale heights Addition, recorded in the LMU Office for Greenville Tounty in plat took 44 at n me 13, reference to said plat teing made for a more complete description.

This is one of the lots conveyed to grantor by william Maxwell by deed dated May 20, 1996 recorded hay 3, 1996 in seed vol. 599 page 35 of the RMC office for broenville founty, a.v. and is conveyed subject to any recorded restrictions, essentity or rights of way or those shown on the plat or in the ground.

Together with all and singular rights, members, herditements, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagoo, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is tawfully soized of the premises hereinabove descrabed in fee simple absolute, that it has good right and is tawfully authorized to seli, convey or encumber the same, and that the premises are free and clear of all tions and oncumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever fewfully claiming the same or any part thereof.

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