

FILED
GREENVILLE CO. S.C.
MAY 11 9 45 AM '83
DONNIE S. LESLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville,

MORTGAGE OF REAL ESTATE

TOTAL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Charles L. Lesley and
Recorded on APRIL 21, 1983.
See Deed Book # 1186, Page 777
of Greenville County.

WHEREAS, Jimmy G. & Patricia B Leslie

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

First Financial Services 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

Twenty One Thousand Four Hundred Eighty Dollars and no cents.
Whereas the first payment in the amount of (179.00) Dollars (\$ 21,480.00) due and payable
One hundred seventy nine dollars and no cents will be due on the 16th day of
June 1983 and each additional payment in the amount of (179.00) One hundred
seventy nine dollars and no cents will be due on the 16th of each month until
paid in full.

~~with interest thereon~~ * ~~at the rate of~~ *****
JGL PBL JGL PBL JGL PBL

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 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

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Durham Street, near the City of Greenville, shown as Lot 15 of Central Realty Corporation property on plat thereof made by Pickell & Pickell, June 20, 1946, recorded in the RMC Office for Greenville County in Plat Book B, page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at stake on Southern side of Durham Street which is 190 feet from intersection of Durham Street with Merritt Street at corner of Lot 14 and running thence along line of that lot S. 22-00 E. 150 feet to stake, rear corner of Lot 14, thence N. 69-30 E. 60 Feet to stake at rear corner of Lot 16; thence along line of that lot N. 22-00 W. 150 feet to stake on Southern side of Durham Street at corner of Lot 16; thence along Durham Street S. 69-30 W. 60 feet to beginning.

This being the same property conveyed to Grantor herein by deed of Beatrice P. Smith dated October 25, 1977 and recorded in the RMC Office for Greenville County, S.C. in deed Book 1067 at page 736.

The within conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

Grantee's address: 108 Durham Street, Greenville, S.C. 29611

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 13 1983
203.48
410

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.