



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sarah E. Wilson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, a corporation, Mauldin, South Carolina,

(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 Four Thousand Two Hundred Twenty-Four

Dollars (\$4,224.00) due and payable in forty-eight (48) monthly installments of Eighty-Eight (\$88.00) Dollars, each, commencing December 15th, 1973, and on the 15th day of each and every 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 his account by the Mortgagee 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 Greenville, near the Town of Fountain Inn, being known as Lot No. 7 on a plat of Section One (1), Lakeview Terrace, dated November, 1962, by C.O. Riddle, Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book CCC, at page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Lakeview Drive, at the joint front corner of Lots 6 and 7 and running thence with the line of Lot 6, N. 0-30 W. 218.3 feet to an iron pin on a branch; thence with the branch, N. 80-54 E. 21.9 ft. to a point; thence still with said branch, S. 57-11 E. 93.9 feet to an iron pin on the line of property now or formerly of Mrs. Aileen Leake; thence with the line of Mrs. Aileen Leake, S. 0-30 E. 170 ft. to an iron pin at the intersection of Roebuck Street and Lakeview Drive; thence with the Northern edge of Lakeview Drive, S. 89-30 W. 100 ft. to the point of beginning.

This is the same property conveyed to Major Henry Wilson and Sarah E. Wilson, by deed dated December 16th, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 881, at page 264, the said Major Henry Wilson, having departed this life intestate, on December 31st, 1970, leaving as his sole heirs and distributees, his wife, the said Sarah E. Wilson and two daughters, Judy Wilson Humphries, and Patsy Wilson, all of whom are sui juris, and the said Judy Wilson Humphries and Patsy Wilson, having conveyed their undivided interest to the said Sarah E. Wilson, by deed dated November 8th, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.

This mortgage is given subject to a first lien in favor of Ft. Inn Federal Savings and Loan Association, on which there is a present unpaid balance of approximately Eleven Thousand Four Hundred (\$11,400.00) Dollars.



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.

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