

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George S. and Margaret P. Failor

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services, of Easley, Inc. d/b/a Fairlane Finance Company, Easley, S. C.

(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 Seventeen hundred and seventy-six and no/100----- Dollars (\$ 1776.00) due and payable in twenty-four (24) equal monthly installment of \$74.00 each; the first installment being due and payable on the fifth day of October, 1975, and a like sum being due and payable on the 5th of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

with interest thereon from date at the rate of $7\frac{1}{2}$ 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 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 the buildings and improvements thereon, lying and being on the westerly side of Farmington Road near the City of Greenville, S. C. known and designated as Lot No. 72 on Plat No. 1 of Chestnut Hills, as recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Farmington Road, said pin being the joint front corner of Lots 72 and 73, and running thence with the common line of said lots N 79-12 W 112.6 feet to an iron pin; thence S 15-59 W 156.7 feet to an iron pin; joint front corner of Lots 71, 72, and 74; thence with the joint line of Lots 71 and 72 N 76-54 E 175.9 feet to an iron pin on the westerly side of Farmington Road; thence with the westerly side of Farmington Road North 8-55 W 70 feet to an iron pin to the point of BEGINNING.

For restrictions see Deed Book 634, page 295.

Together with all and singular rights, members, herditaments, 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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