

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1043 PAGE 41

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Ralph E. Bonne & Mrs. Helen D. Boone,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Fairlane Finance Co. of Greenville, Inc.

(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 Two thousand eight hundred-eight & no/100 dollars
Dollars (\$ 2808.00) due and payable

in thirty six (36) monthly installments of Seventy eight dollars (\$78.00) each month commencing November 15, 1966 and a like payment each month thereafter until paid in full. These payments include the interest. Interest to be paid from date of default at the rate of seven per cent.

~~with interest thereon from date of the rate of ----- per centum per annum, to be paid.~~

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 Greenville, situated on the southern side of Kingsridge Drive in Chick Springs Township, being shown and designated as lot No. 11 on a plat of Botany Woods, Inc., recorded in the RMC Office for Greenville County in Plat Book YY, at Page 173, and described as follows:

BEGINNING at an iron pin on the southern side of Kingsridge Drive, at the joint front corner of lots Nos. 11 and 12 and running thence with the line of lot 12, S. 20-41 E. 274.5 feet to pin; thence N 72-39 E. 100 feet to pin, rear corner of lot 10; thence with the line of lot 10, N. 20-45 W. 270.6 feet to pin on Kingsridge Drive; thence with the southern side of Kingsridge Drive, S. 74-45 W. 100 feet to pin, the point of beginning.

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.

*Paid in full 3/24/70.
Fairlane Finance Co. Inc.
By Kenneth A. Mershon asst. mgr.
Witness Joyce Lackey
R. Waldrop*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF *Apr.* 19 *70*
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *3:30* O'CLOCK *P.* M. NO. *21960*