

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AUG 7 9 47 AM 1968

BOOK 1099 PAGE 473
MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

WHEREAS, Maxine Clements and Marion L. Crenshaw

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

Fairlane Finance Company 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 Three thousand and no/100-----

-----Dollars (\$3,000.00) due and payable
Fifty Dollars (\$50.00) on the 15th day of September, 1968, and Fifty Dollars (\$50.00) on the
15th day of each month thereafter until paid in full.

after maturity

with interest thereon from ~~date~~ at the rate of Seven (7%) 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 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, on the East side of Fairview Avenue, being known and designated as Lot No. 14 of Block "J" on a map of Fair Heights by R. E. Dalton, Engineer, in October, 1924, recorded in the R.M.C. Office for Greenville County in Plat Book "F" at page 257 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Fairview Avenue, joint corner of Lot 13 and 14, and running thence with the line of Lot 13S 58-40 E 132.4 feet to an iron pin; the joint corner of Lots 13, 14 23 and 24; thence with the rear line of Lot 23 S31-20 W 50 feet to an iron pin; joint corner of Lots 14 and 15; thence with the line of Lot 15, N 58-40-W 132.8 feet to an iron pin on the East side of Fairview Avenue; thence with Fairview Avenue, N 31-47 E 50 feet to an iron pin, the Beginning corner and being the identical lot conveyed to the Grantor by Deed of L. B. Watts recorded in Deed Book 601 at page 315 and is the identical lot of land conveyed Marion L. Crenshaw and Maxine Clements by Homes', Inc. by deed dated August 10, 1964.

This mortgage is second in priority to a mortgage from Marion L. Crenshaw And Maxine Clements to Homes, Inc. dated August 10, 1964, in the amount of \$2788.00.

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.

*For satisfaction to this mortgage see satisfaction
Book 1 Page 454*

RECORDED IN THE OFFICE OF THE
CLERK OF THE COURT
GREENVILLE COUNTY
SOUTH CAROLINA
AUG 15 1968