



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1140 PAGE 175

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James F. Jones

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Hundred Forty Eight and no/100's ----- Dollars (\$ 1248.00) due and payable in twenty Four (24) equal monthly installments of \$52.00 each; the first installment being due and payable on the 20th day of November, with a like sum being due on the 20th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full, maturity with interest thereon from date at the rate of 7 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 Mortgagee 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 in Greenville County, near the City of Greenville, State of South Carolina, situate, lying and being on the West side of Strawberry Drive, being known and designated as Lot No. 25 on Plat of property known as Blueberry Park, as filed in the R. M. C. Office for Greenville, S. C. in Plat Book BB at page 18, and having the following metes and bounds, according to said plat, as follows: BEGINNING at an iron pin on the Western side of Strawberry Drive, said iron pin being 470 feet North from intersection of Strawberry Drive and Leland Circle and running thence North 86-55 West 158 feet to an iron pin; thence North 3-10 East 80 feet to an iron pin; thence South 86-55 East 158 feet to an iron pin on the Western edge of Strawberry Drive; thence with Strawberry Drive South 3-10 West 80 feet to an iron pin, the point of BEGINNING.

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.

Account paid in full 10/1/70.