Doc S. 2043.18

BOOK 1448 PAGE 360

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 26 1978
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Michael M Martin and Recorded on 1-7, 19 72. See Deed Book 939, Page 154 of Greenville County.

WHEREAS,
Geralene J Chiles
(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Financial Services D/B/A Fairlane Finance Co

(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 Eight Hundred and Eighty Eight Dollars and No Cents Dollars ($ 3888.00) due and payable

Whereas the first fayment will be due November seventh in the amount of One Hundred Eight Dollors and no cents (108.00) and each additional payment being due on the Seventh of each month at the same amount as above until paid in full.

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

ALL that peice, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Crofton Drive in Greenville, County, South Carolina, being shown and designated as Lot No. 86 on plat of Sheet No. 1 Idlewild made by Enwright Associates Engineers dated January 17, 1972, and recorded in the office of the R.M.C. for Greenville county, South Carolina in Plat Book 4N, at Page 54, reference to which is herby craved for the metes and bounds thereof.

The above property is a part of the same conveyed to the grantor by deed of Michael M. Martin et al, recorded in Deed Book 939, page 154, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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