STATE OF SOUTH CAROLINA GET SO COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mortgagors Title was obtained by Deed

From Ronald Morgan and Recorded on March 11 , 19 76 .

See Deed Book # 1032, Page 839 of Greenville County.

First Financial Serives D/B/A Fairlane Finance Co

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

(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

Twenty Seven Thousand Two Hundred Forty dollars and no cents Dollars (\$ 27,240.00 ) due and payable Wheras the first payment being due on the Sixtenth of December in the amount of Two Hundred Twenty Seven Dollars and No Cents (227.00) and each additional payment being due on the Sixteenth of each month in the amount of Two Hundred Twenty Seven Dollars and No Cents (227.00) until paid in full.

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WHEREAS, Charles N Thomas

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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 lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 29, Section II, on plat of Berea Forest, recorded in the RMC Office for Greenville County in Plat Book 4N at page 76, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Berea Forest Circle at the corner of Lot No. 28 and running thence with said Circle, S. 29-05 E., 70 feet to an iron pin; thence with the intersection of said Circle, S. 15-55 W., 35.35 feet to an iron pin; thence with said Circle, S. 60-55 W., 105 feet to an iron pin; thence along the center of a 10 foot drainage easement, N. 29-05 W., 95 feet to an iron pin; thence N. 60-55 E., 130 feet to the point of beginning.

THIS is the identical property conveyed to the Grantor by deed of Ronald Morgan and Rosalie L. Morgan, recorded in Deed Book 1032 at page 839 on March 11, 1976 in the RMC Office for Greenville County.

This property is conveyed to restrictive covenants, set back lines, easements and rights of way, if any, affecting the above described property.

As part of the consideration grantee assumes and agrees to pay the balance due on that certain mortage held by Travelers Rest Federal Bavings and Loan Association, dated December 9, 1972 and recorded in the RMC Office for Greenville County in Mortgage Book 1260 at page 222 in the original amount of \$26,900.00 and having a current balance of \$25,437.08.













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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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