

Doc. Stamps \$3,867.52

BOOK 1431 PAGE 83

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From Ac's Construction Co. and
Recorded on 8/23, 19 60.
See Deed Book # 657 . Page 277
of Greenville County.

WHEREAS, We, Melvin E. Sullivan & Annie S. Sullivan

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

FIRST FINANCIAL SERVICES INC. 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

Five thousand five hundred Sixty-eight dollars and no/100 ***** Dollars (\$ 5568.00) due and payable

WHEREAS the first payment is due on December twentieth in the amount of One hundred Sixteen Dollars and no cents (\$116.00) and each additional payment being due on the twentieth of each month at One Hundred Sixteen Dollars and no Cents (\$116.00) until paid with interest thereon from ***** at the rate of ***** per centum per annum to be 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 Greenville

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Southern side of Glenn Road, near the City of Greenville, being a part of Lot 15 of Block B as shown on a plat of Glenn Farms, recorded in Plat Book M at page 75, and according to a recent survey made by R. W. Dalton, is described as follows:

BEGINNING at an iron pin on the Southern side of Glenn Road, 775.3 feet West from another branch of Glenn Road at the corner of Lot 14 and running, thence with the line of said lot, S. 30-00E. 200 feet to an iron pin; thence S. 66-26 W. 50 feet to an iron pin; thence N. 30-00 W. 200 feet to an iron pin on Glenn Road; thence with the Southern side of said road, N. 66-26 E. 50 feet to the Beginning corner.

Being the same property conveyed to Grantor by deed recorded in Deed Book 628 at page 385.



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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