

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 18 10 43 AM '79
DONNIE S. TAMMERSEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Carroll S Long and
Recorded on 3-23, 1967
See Deed Book # 816, Page 188
of Greenville county.

WHEREAS,

Charles W. West and Gloria V West
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Picat Financial Services Inc D/B/A Fairlane Finance Company

(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

Ten Thousand Twenty Dollars and No Cents Dollars (\$ 10020.00) due and payable
Whereas the first payment in the amount of One Hundred Sixty Seven Dollars and No Cents (167.00) is due on the Nineteenth of August and each additional payment being in the amount of One Hundred Sixty Seven Dollars and No Cents (167.00) being due on the Nineteenth of each month until paid in full.

~~at the rate of~~ ~~per centum per annum to be paid~~

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, shown and designated as Lot No. 486, as shown on a plot of the subdivision of SECTION D, GOVER ESTATES, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 28, Pages 192 and 193.

BEGINNING at an iron pin on the southeast side of Pillico Road, at the joint front corner of lots 437 and 438 and runs thence along the line of Lot 437, S 40-34 E., 160 feet to an iron pin; thence S. 41-27 W., 103 feet to an iron pin; thence with the line of Lot 437 N 51-00 W 166.5 feet to an iron pin on the southeast side of Pillico Road; thence along Pillico Road N 45-03 E 107.5 feet to the beginning corner.

This is a portion of the same property described in deed recorded in the R.M.C. Office for Greenville County in Deed Volume 7-4 at page 287.



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 fixed 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 whatsoever lawfully claiming the same or any part thereof.

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