

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.
JUL 21 10 13 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From William T & Doris A and Holliday

Recorded on 8/13, 19 70See Deed Book # 896, Page 147of Greenville County.

WHEREAS, Jack W Howard & Suzanne T Howard

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

First 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

Fifty eight Thousand Two Hundred Dollars and No Cents

Whereas The first payment in the amount of 485.00 Four Dollars (\$ 58,200.00) due and payable
Hundred Eighty Five Dollars and 50 Cents is first due on Sept. 1st 1981 and each additional
payment in the amount of Four hundred eighty five dollars and no cents will be
due on the 1st of each month until paid in full.

~~with interest thereon from~~~~***~~~~***~~

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 certain piece, parcel, or lot of land, lying, and being on the Western side of Selwyn Drive, in and near Timberlake Suidivision, in Greenville County, South Carolina, which is known and designated as lots 8 and 9 of that Subdivision as shown on a plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book BB, Page 185, and an adjoining tract of land, which is shown on a plat entitled Property of Charles W. Spence recorded in the Office of the R.M.C. for Greenville County in Plat Book NN, page 63. The property conveyed hereby is described more particularly as follows.

BEGINNING at an iron pin on the Western side of Selwyn Drive, joint corner of Lots 9 and 10 and running thence N. 74-34 W., 231.6 feet to an iron pin; thence N. 47;58 E., 112.4 feet to an iron pin; thence n. 19-45 E., 212 feet to an iron pin; thence n. 89-0 E., 60 feet to an iron pin; thence S. 68-21 W., 32 feet to an iron pin; thence S. 28-21 W., 12.5 feet to an iron pin; thence S. 42-31 E., 214 feet to an iron pin on the Northwestern side of Selwyn Drive; thence along the Northwestern and Western side of Selwyn Drive, along a curve, the chord of which is S. 39-22 W., 90 feet and along another curve, the chord of which is S. 25-29 W., 95 feet, to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements rights-of-way, and restrictions or protective covenants.

As a part of the consideration for this conveyance, Grantees assume and agree to pay according to the terms thereof the Mortgage originally made by Charles W. Spence and Jean J Spence to Travelers Rest Federal Savings & Loan Association, dated November 2, 1965, recorded in the Office of the R.M.C. in Mortgages Book 1012, page 457 on which the present balance is \$27,204.78
Derivation Deed Book 871 page 358



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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