



STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1551 PAGE 289

WHEREAS, Robert L. Marlar and Mildred M. Marlar

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Discount Company
Mauldin Square

(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 Four Thousand Seven Hundred ninety five and ninety four/100's Dollars (\$ 4795.94) due and payable

in Sixty (60) Monthly installments of One Hundred Twenty Five Dollars (125.00)
First installment due February 05, 1982

with interest thereon from date at the rate of 19.22 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 and 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 piece, parcel or lot of land, with the building and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 69, Magnolia Acres, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fleetwood Drive, joint front corner lots 68 and 69, and running thence N 8-41 W 175 feet to an iron pin; thence N 68-50 E 62 feet to an iron pin, joint rear corner lots 69 and 70; thence S 21-10 E, 172 feet to an iron pin on Fleetwood Drive, joint front corner lots 69 and 70; thence along Fleetwood Drive S 68-50 W 60 feet and S 69-58 W 39.8 feet to an iron pin, the point of Beginning.

RESTRICTIONS: See Deed Book 534, at page 41.

DERIVATION: This being the same property conveyed to Grantor herein by deed from Edgar W. Teasley dated December 22, 1961 and recorded on December 27, 1961 in The RMC Office for Greenville County, S.C. in Deed book 689 at page 181.



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