AMT FIN - 12668.65
DOC STAMPS - 5.08

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 Vera M. Mercer and Recorded on 9-15, 19 67. See Deed Book # 828, Page 447 of Greenville County.

WHEREAS, Betty C. Nutt

(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

Twenty four thousand two hundred seventy six dollars and no cents.
Whereas the first payment in the amount of (289.00) Dollars ($ 24,276.00) due and payable
Two hundred eighty nine dollars and no cents will be due on August 19, 1982.
and each additional payment in the amount of (289.00) Two hundred eighty
nine dollars and no cents will be due on the 19th of each month until
paid in full.

~~with interest thereon from~~ B.C.N. ~~at the rate of~~ B.C.N. ~~per annum, to be paid~~ B.C.N.

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 situate, lying and being in the State of South Carolina, county of Greenville, and in Greenville Township, in a subdivision known as Sans Souci, and being known and designated as Lot no. 96 of the property of Mountain View Land Company, as shown on Plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A, at page 396, and having the following metes and bounds, to-wit.

Beginning at an iron pin on the East side of Chandler Street at the joint corner of Lots nos 96 and 97, which point is 350 feet North from the North-east corner of the intersection of Martin Street and Chandler Street, and running thence along the joint line of Lots nos 96 and 97, S 89 ½ E 148 feet to an iron pin on a 10 foot alley thence along the line of said alley, N. 11½ W 50 feet to an iron pin, joint rear corner of Lots nos 96 and 95- thence along the joint line of said lots N. 89½ W 148 feet to the joint corner of said lots of Chandler Street, which point is 155 feet South of the intersection of Greene Street- thence along the East side of Chandler Street, S 11½ E 50 Feet to the Beginning corner.

This being the same property conveyed to Donald W Nutt and Betty C Nutt by deed dated August 6, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Book 631, at page 327, an said one fourth interest was inherited by the Grantor herein from Donald W Nutt, who died intestate on October 15, 1960 and whose estate is being probated in the probate judge's office for Greenville County, SC in apartment 758, file 20.

DOCUMENTARY STAMP TAX 5.08

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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