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GREENVILLE CO. S. C.

VOL 1470 PAGE 40

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 13 3 50 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Fred R Parker and Recorded on March 19, 19 71. See Deed Book # 911, Page 118 of Greenville County.

WHEREAS,

Louise M Parker
(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

Ten Thousand Three Hundred Sixty Eight Dollars and No cents Dollars ($ 10,368.00) due and payable whereas the first payment being due on July Ninteen 1979 in the amount of One Hundred Forty Four Dollars and no cents (144.00) and each additional payment being due on the ninteenth of each month in the amount of One Hundred Forty Four Dollars and No Cents (144.00) until paid in full.

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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 in the State of South Carolina, County of Greenville, on the southeastern side of Rison Road, being shown as Lot No.4 on Plat of property of Geneva E Arrowood, prepared by Webb Surveying and Maping Company, recorded in Plat Book KKK at Page 115, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Rison Road in the joint front corner of Lots 4 and 5 and running thence with line of Rison Road, S. 27-35 W. 85 feet to an iron pin; thence S. 15-13 E. 238.6 feet to an iron pin; thence N. 0-57 E. 100 feet to an iron pin at joint rear corner of Lots 4 and 5; thence with line of Lot No.5, N. 54-15 W. 193.5 feet to the beginning corner.

This is the same property conveyed to the grantor by deed dated January 24,th 1966, recorded in Deed Book 790 at page 550 of the RMC Office for Greenville County, South Carolina.

As part of the consideration for thes conveyance the grantee assumes and agrees to pay the balance due on that certain mortgage to Fidelity Federal Saving & Loan Association dated January 24, 1966 in the original amount of $14,200.00, recorded in REM Book 1020 at 537.

This property is conveyed subject to restrictive covenants of record and to any easements or rights of way affecting same.

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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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