Doc Stamps $7.28

BOOK 1505 PAGE 815

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 LEO & EDITH GRANDER and
Recorded on 10-4, 19 74.
See Deed Book # 1007, Page 783
of GREENVILLE County.

WHEREAS,
Mary F Latta

(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

Forty Three Thousand Two Hundred Dollars and no cents
Whereas the first payment being due in the amount of Dollars ($ 43,200.00) due and payable three hundred and sixty dollars and no cents (360.00) is first due 7-25-80 and each additional payment in the amount of three hundred sixty dollars and no cents (360,00) will be due on the 25th day of the month untill paid in full.

with interest thereon from [illegible] at the rate of [illegible] per centum per annum, to be paid: [illegible]

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 piece, parcel or lot of land situate, lying and being on the southeastern side of Fleetwood Drive in the county of Greenville, state of South Carolina, being known and designated as lot no 37, as shown on a plat of Magnolia Acres, which plat is recorded in the office of the RMC for Greenville County in Plat book GG at page 133.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

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.

SCTC 2 JN20 80 106 4.CCCI

4328 RV-2