AMT FZN: \$20000.1818 PAGE 598

STATE OF SOUTH CAROLINA COUNTY OF Greenville

FILED GREENVILLE CO. S. C

DONNIE S. TAMMERSLEY

MORTGAGE OF REAL ESTATE

Jul 19 9 32 AH 1830 ALL WHOM THESE PRESENTS MAY CONCERN. Mortgagors Title was obtained by Deed

From First Financial Services, Inc.

Recorded on July 19, 19 83.

See Deed Book # 1/92, Page 588

of GEENGLE County.

WHEREAS, Jimmy C. Burton, Jr. and his wife Songa S. Burton

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services, Inc. d/b/a Fairlane Finance Co.

(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 six thousand two hundred thirty six and 80/100 Dollars (\$ 56, 236.80) due and payable Two hundred thirty four dollars and thirty two cents due on the OIST DAY OF SEPT., 1983 JC. and two hundred thirty four dollars and thirty two cents due on the OIST of each month 5.8 thereafter until paid in full.

5.C.B.

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, with the buildings 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 16 on plat of property of Leslie & Shaw, Inc., which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN, at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 15 and 16 on the Northern side of Morris Street; and running thence, N. 25-30 E. 211.4 feet to an iron pin on an alley; thence, S. 85-34 E. 65 feet to an iron pin; thence, S. 13-55 W. 275.5 feet to an iron pin on the Northern side of Morris Street; thence along the Northern side of Morris Street, N. 59-03 W. 47.8 feet to an iron pin; thence continuing along the Northern side of Morris Street, N. 41-58 W. 60 feet to an iron pin; thence continuing along the Northern side of Morris Street, N. 43-41 W. 17 feet to an iron pin, the point of beginning.

This deed is made subject to any restrictions, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This is the same property conveyed to the grantor herein by deed of Leonard N. Guthrie dated September 30, 1977, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1066, at Page 170, conveying an undivided one-half (1/2) interest therein. Prior thereto, the grantor had been deeded the entire fee by deed dated March 24, 1970, and recorded in the RMC Office in Deed Book 886, at Page 422; and subsequently conveyed the undivided one-half (1/2) interest to Leonard N. Guthrie by deed dated April 15, 1970, as recorded in Deed Book 888, at Page ე**72.**

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

