

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 1132 PAGE 211

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clyde Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., Inc.

(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

One Thousand Three Hundred Twenty and no/100's \_\_\_\_\_ Dollars (\$1320.00) due and payable in thirty (30) equal monthly installments of \$44.00 each; the first installment being due and payable on the 15th day of August, 1969, with a like sum being due and payable on the 15th day of each succeeding calendar month thereafter, until the entire amount of principal and interest is paid in full.

with interest thereon from date of maturity of 7 per centum per annum, to be paid: annually

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 the improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as all of Lots 20 and fifteen (15) feet of the Southeastern portion of Lot 19 of a subdivision known as East Lake as shown on plat thereof being recorded in the RMC office for Greenville County, in Plat Book G, at page 229, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the Northeastern side of East Circle Avenue, which point is 15 feet Northwest of the joint corner Lots 19 and 20, running thence with East Circle Avenue South 52-45 East 75 Feet to an iron pin; joint corner Lots 20 and 21; thence with the joint line of said lots North 37-15 East 156.2 feet to an iron pin at the joint rear corner Lots 21 and 20; thence North 53-22 West 75 feet to a point in the rear line of Lot 19; thence with a new line through lot 19 South 37-15 West approximately 155.3 feet to the point of BEGINNING.

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.