

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1203 PAGE 545

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Thompson and Margaret C. Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Fairlane Finance Company of Greenville, 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 Three Thousand Five Hundred Twenty Eight and No/100 -----
-----Dollars (\$ 3528.00-----) due and payable

Ninety Eight & No/100 Dollars (\$98.00) on the 20th day of September, 1971, and
Ninety Eight & No/100 Dollars (\$98.00) on the 20th day of each month thereafter
until paid in full.

after maturity
with interest thereon from date at the rate of eight(8) per centum per annum, to be paid after maturity

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 Greenville, in Chick Springs Township, being known and designated as Lot No. 3 of the subdivision to be known as Buckhorn Village, and being more particularly described according to a recent survey by C. C. Jones as follows:

BEGINNING at an iron pin on the western side of Harding Drive, which pin is 201.4 feet south of the turnout point of Harding Drive and Buckhorn Road, and is the joint front corner of Lots 2 and 3; and running thence with the joint line of said lots, S. 72-30W. 165 feet to an iron pin; thence S. 17-30 E. 80 feet to an iron pin, rear corner of Lot 4; thence with the line of said lot, N. 72-30 E. 165 feet to an iron pin in the western side of Harding Drive; thence with said Drive, N. 17-30 W. 80 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.