

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1232 PAGE 409

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OSCAR DAVIS

(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 EIGHT HUNDRED EIGHTY EIGHT & NO/100

Dollars (\$ 3888.00) due and payable

One hundred Eight & No/100 Dollars (\$108.00) on the 5th day of June, 1972, and
One hundred Eight & No/100 Dollars (\$108.00) on the 5th day of each month thereafter
until paid in full.

after maturity
with interest thereon from ~~the~~ at the rate of eight 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, and in Gantt Township, near the City of Greenville, and being know and designated as Lot No. 4 of the property of J. H. Mauldin as shown on a plat thereof prepared by C.C. Jones & Associates, Engineers, August 1955, recorded in the R.M.C. Office for Greenville County in Plat Book II, at Page 197, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of the Old Augusta Road at the joint front corner of Lots Nos. 3 and 4, and running thence along the east side of the Old Augusta Road, S. 11-33 W. 60 feet to an iron pin at the joint front corner of Lots Nos. 4 and 5; thence along the joint line of said lots, S. 81-02 E. 161.1 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 4, N. 8-58 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 3; thence along the joint line of said lots, N. 81-02 W. 158 feet to the beginning corner on the east side of the Old Augusta Road.

Together with all and singular rights, members, herditaments, 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.