

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



BOOK 1262 PAGE 303

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, UNIFIED SALES AND CONSTRUCTION, INC.

(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 FIVE THOUSAND FIVE HUNDRED TWENTY AND NO/100 Dollars (\$ 5,520.00) due and payable

\$115.00 due on the 5th day of December, 1972, and \$115.00 due on the 5th day of each and every month thereafter until paid in full and satisfied.

with interest thereon from date of 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

ALL of that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, Chick Springs Township, in the City of Greer, lying on the eastern side of Cannon Street, being known and designated as Lot No. 6 on a plat of Cannon Heights, recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 448, and an additional strip of twenty (20) feet not included in Lot No. 6 as shown on said plat, the whole lot having the following courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Cannon Street at a point 198.5 feet in a southerly direction from the intersection of Cannon Street and Arlington Avenue at the corner of Lot No. 3 as shown on said plat and running thence with the line of said Lot No. 3 in a southerly direction 115 feet to an iron pin on the line of Lot No. 5; thence in a southerly direction with the line of Lots 5 and 7, 102 feet to an iron pin; thence N. 61-30 W. 137.4 feet to an iron pin on the easterly side of Cannon Street; thence with the easterly side of said street N. 31 E. 98.5 feet to an iron pin, 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.