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BOOK 1520 PAGE 260

FILED  
GREENVILLE CO. S. C.  
OCT 13 2 37 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

**TO ALL WHOM THESE PRESENTS MAY CONCERN:**  
Mortgagor's Title was obtained by Deed  
From GEORGE D LINDSAY and  
Recorded on 4-11, 1973.  
See Deed Book # 272, Page 300  
of GREENVILLE County.

**WHEREAS,**

CLARENCE EDWARD AND MARY ROYAL  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

FIRST FINANCIAL SERVICES INC D/B/A FAIRLANE FINANCE COMPANY

(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

TEN THOUSAND ONE HUNDRED FIFTY TWO DOLLARS AND NO CENTS Dollars (\$ 10152.00 ) due and payable  
WHERE AS THE FIRST PAYMENT IN THE AMOUNT OF ONE HUNDRED FORTY ONE DOLLARS AND NO CENTS /141.00/ IS DUE ON THE 16TH OF NOVEMBER 1980 AND EACH  
ADDITIONAL PAYMENT IN THE AMOUNT OF ONE HUNDRED FORTY ONE DOLLARS AND NO CENTS /141.00/ BEING DUE ON THE 16TH OF EACH MONTH UNTIL PAID IN FULL.

with interest thereon from M.R.C.E.R at the rate of M.R.C.E.R per centum per annum, to be paid: M.R.C.E.R

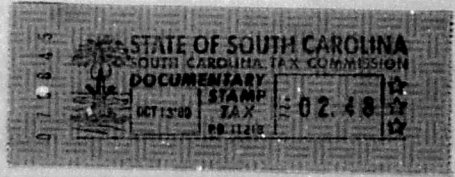
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 PIECE PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTHWESTERN SIDE OF SKYLAND DRIVE /FORMERLY BATES AVENUE/ NEAR THE CITY OF GREENVILLE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND KNOWN AND DESIGNATED AS LOT NO 17 OF A SUBDIVISION KNOWN AS SKYLAND PARK, PLAT OF WHICH IS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK L AT PAGE 41, SAID LOT HAVING SUCH METES AND BOUNDS AS SHOWN THEREON.

THIS PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS AND EASEMENTS OR RIGHTS OF WAY IF ANY ON RECORD.



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