Amt Fin - 4377.86
Doc Stamps - 1.76

FILED
GREENVILLE CO. S.C.

BOOK 1532 PAGE 210

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 10 1 32 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From JAMES T LYNN and Recorded on 9-20, 1973. See Deed Book # 984, Page 463 of GREENVILLE County.

WHEREAS, DAVID L MARTIN & JEAN A MARTIN

(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

SIX THOUSAND NINE HUNDRED DOLLARS AND NO CENTS Dollars ($ 6900.00) due and payable WHEREAS THE FIRST PAYMENT IN THE AMOUNT OF 115.00 ONE HUNDRED FIFTEEN DOLLARS AND NO CENTS WILL BE FIRST DUE ON MARCH 13, 1981 AND EACH ADDITIONAL PAYMENT IN THE AMOUNT OF 115.00 ONE HUNDRED FIFTEEN DOLLARS AND NO CENTS WILL BE DUE ON THE 13TH OF EACH MONTH UNTIL PAID IN FULL.

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, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING NEAR THE CITY OF GREENVILLE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT 143 ON PLAT OF PROPERTY OF J.P. ROSAMOND, WHICH PLAT IS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK H, PAGES 185 AND 186 AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO WIT-

BEGINNING AT AN IRON PIN ON THE NORTHWESTERLY SIDE OF EAST DECATUR STREET, JOINT FRONT CORNER OF LOTS 143 AND 144 AND RUNNING THENCE N 49-06 W 153.4 FEET TO AN IRON PIN, THENCE S 55-57 W 50 FEET TO AN IRON PIN THENCE S 41-39 E 151.1 FEET TO AN IRON PIN ON EAST DECATUR STREET, THENCE ALONG EAST DECATUR STREET N 54-21 E 70 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 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.

SC30 --- 1 FEB 1981 1543
4328 RV.2