

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 16 AM '81

WARSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From BERTHA DEAN (1/2 INT)
Recorded on 3/23, 19 81
See Deed Book # 1144, Page 785
of GREENVILLE County.

WHEREAS, Rabon Michael Dean AND GWEN DEAN

(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

Eleven Thousand Sixteen Dollars and No Cents

Dollars (\$ 11,016.00) due and payable

Whereas the first payment in the amount of \$153.00

One Hundred fifty three dollars and no cents will be due on 8/20/81 and

each additional payment in the amount of 153.00 one hundred fifty three dollars

and no cents will be due on the 20th of each month until paid in full.

R.M.D.
* interest thereon from *

R.M.D.
* at the rate of *

R.M.D.
* per centum per annum to be paid *

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 my one-half undivided interest in and to: All that piece, parcel or lot of land, situate, lying and being in Monaghan Mills Village, Greenville, County, South Carolina, and being more particularly described as lot no 52, Section 3, as shown on a plat entitled "Subdivision of Victor-Monaghan Mills, Greenville S.C., made by Pickell and Pickell, Engineers, Greenville, S.C. on December 20, 1948 and recorded in the R.M.C. office for Greenville County South Carolina, in Flat Book S, at pages 179-181, inclusive, reference to said plat being hereby craved for the metes and bounds description.

This is the same property conveyed to the Grantor and Grantee by deed of Clyde E Morgan as Executor of the Estate of Dessie B Morgan recorded in the R.M.C. Office for Greenville County South Carolina, in deed book 1106 at page 123 on July 5, 1979.

This conveyance is subject to such easements, restrictions, or rights of way as any appear of recorded or on the premises, and is further subject to that certain mortgage given by the Grantor and Grantee to First Federal Savings and Loan Association recorded in Mortgage Book 1473, at page 409 on July 5, 1979.

1011 1691 1101

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 16 1981
\$ 02.72
S.B. 11216

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.

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