

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1118 PAGE 97

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Evelyn P. Wiesner and Maurice W. Wiesner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., 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

Eighteen Hundred and no/00's ----- Dollars (\$1800.00) due and payable in thirty six (36) equal monthly installments of \$50.00 each; the first installment being due and payable on the 20th day of March, 1969, and a like sum being due and payable on the 20th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

With interest thereon from ^{maturity} date at the rate of 7 per centum per annum, to be paid: annually

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 lot of land lying on the Western side on Chantilly Court in Chick Springs Township, Greenville County, South Carolina, near the City of Greenville, shown as Lot 130 on plat of Botany Woods Subdivision, Section III, recorded in Plat Book RR at page 37 and being more particularly described as follows: BEGINNING at an iron pin on the Western side of Chantilly Court, front corner of Lot 131 and thence with line of said lot South 77-53 West 155.2 feet to an iron pin; thence North 6-30 West 128.7 feet to an iron pin; thence North 3-00 West 84 feet to an iron pin at the rear of lot 128; thence with the line of said lot North 74-48^N East 47 feet to an iron pin at the rear corner of lot 129; thence with the line of said lot South 47-27 East 201 feet to an iron pin on the Western side of Chantilly Court; thence with the curve of said Court, the chord of which is South 22-21 West 60 feet to the point of BEGINNING. This is the identical lot of land conveyed to Evelyn P. and Maurice W. Wiesner by Botany Woods, Inc., by deed dated July 27, 1961, and recorded in Deed Book 679 at page 7.

This is subject to a mortgage of C. Douglas Wilson, Co., dated December 19, 1961 and recorded in Real Estate Mortgage Book 877 at page 207.

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.