



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1130 PAGE 449

WHEREAS, Forrest E. Adams and Paulette Adams

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Starling Finance Company
100, W. North St.
Greenville, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two thousand six hundred eighty eight and no/100

-----Dollars (\$ 2688.00) due and payable

Forty-Two monthly installments at Sixty-four dollars each (42 X 64.00)

with interest thereon from date of the date of ----- 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 Greenville, State of South Carolina, being known and designated as lot number 75 on plat of Western Hills as recorded in the R.M.C. office for Greenville County in plat book "Q Q" pages 98 and 99 and, according to said plat, having the following metes and bounds, to-wit

Beginning at an iron pin on the north side of Alice Farr Drive, joint front corner of lots numbers 75 and 76, and running thence with the line of lot no. 76, N 16 30 W 175 feet, thence S 73 30 W 64.6 feet; thence S. 11-42 E 74.1 feet; thence S 16- 30 E 110 feet to an iron pin on Alice Farr Drive; thence with said drive N 73-30 E 100feet to the point of beginning, being the same lot of land conveyed to the grantor by deed of J. Frank Williams recorded in deed book 705, page 92

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 herefrom, 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 it 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.