

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1140 PAGE 607

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frank L. Mathis

(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

Three Thousand Three Hundred Twelve and no/100's-----Dollars (\$3312.00) due and payable in forty eight (48) equal monthly installments of \$69.00, the first installment being due and payable on the 1st day of December, 1969, with a like sum being due and payable on the 1st day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

with interest thereon from date of maturity at the rate of $\frac{7}{8}$ 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 piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina on Second Avenue, Conestee, and further known as Lot No. 11 on plat of property of E. L. Craigo, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book FF at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of Second Avenue, at the corner of Lot No. 10 and running thence with the line of said Lot North 56-28 West 293.3 feet to a stake; thence South 30-06 West 92.6 feet to a stake in the line of Lot No. 12; thence with the line of said lot South 56-28 East 251 feet to Second Avenue; thence with said Avenue North 58-08 East 80.5 feet to a bend; thence with said Avenue North 45-25 East 19.5 feet, more or less, to the point of BEGINNING.

This is the identical piece of property deeded Arthur L. Scifres by A.H. Jones, by deed dated May 5, 1966, and recorded in the R. M. C. Office for Greenville County, recorded in Deed Book 797 at page 574.

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 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.