

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 17 2 40 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1150 PAGE 345
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JOHN D. RAINEY AND LINDA RAINEY

(hereinafter referred to as Mortgagor) is well and Truly Indebted unto

---FAIRLANE FINANCE COMPANY OF GREENVILLE, 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 Two Thousand Six Hundred and Sixty-Four and no/100 -----Dollars (\$2,664.00) due and payable

Seventy-Four and no/100 (\$74.00) Dollars due and payable on the 20th day of April, 1970 and Seventy-Four and no/100 (\$74.00) Dollars due and payable on the 20th day of each month thereafter until paid in full.

with Interest thereon from date at the rate of Eight per centum per annum, to be paid: After Maturity

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, being known and designated as Lot # 59 on a plat of corrected plat, Map 2, of Sans Souci Heights subdivision, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book W at Page 154, and having, according to a more recent survey prepared for Kenneth E. Garraux by R. B. Bruce of Carolina Engineering and Surveying Company, dated April 22, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Earnshaw Avenue, joint front corner of Lot 58 and 59, and running thence with the joint line of said Lots, S. 60-19 W. 107.8 feet to an iron pin in the line of Lot 60; thence along the line of Lot 60, N. 34-52 W. 77 feet to an iron pin on the southeastern side of Skyland Drive; thence with Skyland Drive, N. 68-40 E. 110 feet to an iron pin at the intersection of Skyland Drive and Earnshaw Avenue; thence along Earnshaw Avenue, S. 34-16 E. 61 feet to an iron pin, joint front corner Lot 58 and 59, 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 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,