

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1201 PAGE 393

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles E. McCullough and Margaret McCullough

(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 Four thousand two hundred twenty four and no/100

----- Dollars (\$ 4,224.00) due and payable
Eighty Eight and no/100 (\$88.00) Dollars beginning on the 15th day of September 1971 and Eighty Eight and no/100 (\$88.00) Dollars on the 15th day of each and every month thereafter until paid in full

after maturity

with interest ~~XXXXXXXXXX~~ at the rate of eight (8) 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, lying and being in Monaghan Mill Village, and being more particularly described as Lot 41, Section 2, as shown on plat entitled "S/D of Victor-Monaghan Mills, Greenville, South Carolina", made by Pickell & Pickell, Engineers, Greenville County, South Carolina on December 20, 1948 and recorded in the R. M. C. Office for Greenville County in Plat Book S at Pages 179-181, inclusive, and according to said plat, the w/in described lot is also known as Lot 3 Y.M.C.A. St, (Ave.) and fronts thereon 90 feet.

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 intension 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 encumbe, 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.