

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1211 PAGE 145

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Christopher Dreher and Willie Mae M. Dreher

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

Sixteen Hundred Fifty Six and no/100's ----- Dollars (\$ 1656.00) due and payable in thirty-six (36) equal monthly installments of \$46.00 each; the first installment being due and payable on the 25th day of November, 1971, with a like sum being due and payable on the 25th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

maturity
with interest thereon from date at the rate of 7 1/2 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 certain piece, parcel or lot of land, with the improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, just outside the city limits of the City of Greenville, in Greenville Township, on the corner of Lafayette and Green Avenue, known and designated as Lot No. 22 as is shown in plat recorded in the RMC office in Plat Book F at page 54, having a frontage of 35 feet on Lafayette and running back in a parallel line with Green Avenue 100 feet.

This is the identical tract of land conveyed John Dreher by Lucia E. Palmer's deed of March 27, 1943 and recorded in Deed Book 252, at page 191 and the heirs of John Dreher conveyed the property to Marie Dreher as Trustee by deed recorded in Deed Book 676 at page 425.

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.