

1211 557

DEED OF TRUST AND MORTGAGE ON REAL ESTATE
IN THE STATE OF SOUTH CAROLINA

THIS DEED OF TRUST AND MORTGAGE WAS MADE AND ENTERED INTO BY AND BETWEEN

CHARLES GROVE and LOIS E. GROVE

hereinafter referred to as Mortgagor, of the one part, and FAIRLANE FINANCE COMPANY, INC.

hereinafter referred to as Mortgagee, of the other part, in and to the sum of Dollars \$960.00 (Nine Hundred Sixty and no/100) due and payable in twenty-four (24) equal monthly installments of \$40.00 each; the first installment being due and payable on the 10th day of December, 1971, with a like sum being due and payable on the 10th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

with interest thereon from the date of 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 piece, parcel or lot of land with the improvements thereon, situate, lying and being in or near Travelers Rest, in the County of Greenville, State of South Carolina, and being more particularly described as Lot No. 87 as shown on plat entitled Subdivision for Abney Mill, Renfrew Plant, Travelers Rest, S.C. made by Dalton & Neves, Engineers, Greenville, S.C. January, 1959, and recorded in the office of the R M C for Greenville County, S. C. in Plat Book QQ at page 53. According to said plat the within lot is known as No. 3 Mill Street Extension and fronts thereon 60 feet.

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.