

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1216 PAGE 441

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, Noah Lee Hendricks and Ruth B. Hendricks

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Fairlane Finance Co. 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 Three Thousand Six Hundred Forty Eight and no/100

Dollars (\$ 3648.00) due and payable

Seventy Six and no/100 Dollars (\$76.00) on the 10th day of January, 1972, and
Seventy Six and no/100 Dollars (\$76.00) on the 10th day of each month, thereafter,
until paid in full.

after maturity

with interest thereon from ~~date~~ 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, on the northwest side of Mayo Drive in Gantt Township and being known and designated as Lot 98, on plat of Paramount Park, made by Piedmont Engineering Service, July 1949, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 57; and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Mayo Drive at the joint front corner of Lots 97 and 98, and running thence with the line of Lot 97, N. 11-30W. 139 feet to an iron pin; thence N. 73-35 E. 91.2 feet to an iron pin on the west side of Crosby Circle; thence with Crosby Circle, S. 16-50 E. 29.5 feet to an iron pin; thence continuing with Crosby Circle, S. 26-00 E. 65 feet to an iron pin; thence still with the curve of Crosby Circle (the chord being S. 19-00 W. 35.4 feet) to an iron pin on the northwest side of Mayo Drive; thence with the northwest side of Mayo Drive, S. 64-00 W. 95 feet to the Beginning Corner.

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.