



WHEREAS, EDITH W. FOREST and SANDRA D. FOREST, by her Duly Appointed Guardian ad Litem,
(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 Five Hundred and no/100 Dollars (\$ 4,500.00) due and payable

in thirty-six (36) equal monthly installments of One Hundred Twenty-five and no/100 (\$125.00) each, commencing January 10, 1973;

with interest thereon ~~at~~ at the rate of Eight per centum per annum, to be paid: as per the terms of the Note executed of even date herewith;

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

ALL that piece, parcel or lot of land with improvements thereon, situate on the western side of West Decatur Street, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 86 on plat of property of J. P. Rosamond known as Sans Souci Development Co. made by Dalton and Neves Engineers, July, 1930 and recorded in the RMC Office for Greenville County in Plat Book H at pages 185 and 186. According to said plat the property is more particularly described as follows:

BEGINNING at an iron pin on the western side of West Decatur Street at the joint corner of Lots 85 and 86 and running thence with the line of Lot 85, N. 83-45 W. 268.8 feet to an iron pin in the line of property of Union Bleachery & Finishing Co.; thence with line of said property N. 11-05 W. 62.3 feet to an iron pin at joint rear corner of Lots 86 & 87; thence with line of Lot 87, S. 83-51 E. 287 feet to iron pin on the western side of West Decatur Street; thence with said street S. 6-15 W. 60 feet to the point of beginning.

For the authority of the Guardian ad Litem to execute this mortgage, please refer to Judgment Roll No. L-407 in the Office of the Clerk of Court for Greenville County, South Carolina.

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.