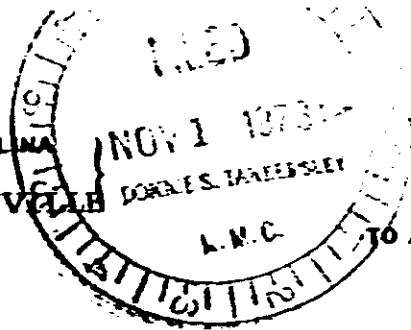


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1294 PAGE 395

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, Leonard G. Lamm and Alice A. Lamm,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, a corporation,

(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 Seven Thousand Six Hundred Eighty - - - - - Dollars (\$ 7,680.00) due and payable

in monthly installments of One Hundred Twenty-Eight (\$128.00) Dollars, each commencing December 1st, 1973, and on the first day of each month thereafter, until paid in full,

with interest thereon from date at the rate of 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:

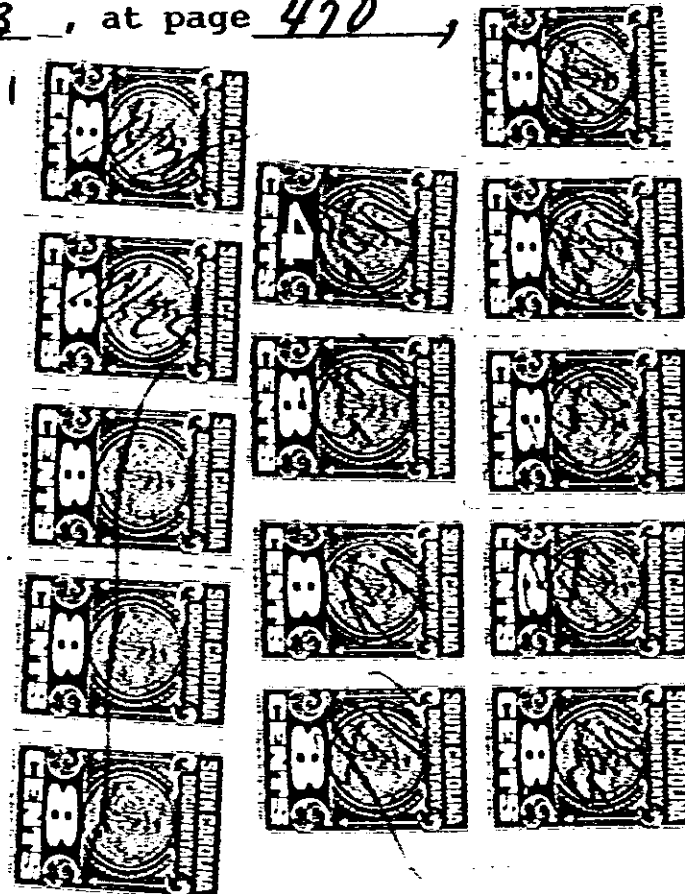
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, City of Greenville, being Lot No. 1 as shown by plat recorded in Plat Book C, at page 223, and more particularly described as follows:



BEGINNING at a stake at the South East corner of Arlington Avenue and Calhoun Street and running thence along Arlington Avenue S. 73.45 E. fifty (50) feet to a stake on corner of Lot No. 2; thence S. 16.15 W. 175 feet to a stake on a fifteen (15) foot alley; thence along the line of said alley N. 73.45 W. 50 feet to a stake on the East side of Calhoun Street; thence along said street N. 16.15 E. 175 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed from T. W. Ashmore, recorded in the R.M.C. Office for Greenville County, in Deed Book 983, at page 470,

Sept. 7, 1973.



fixtures and equipment, other than the

improvements to the same belonging in any way incident or appurtenant thereto, and including all heating, plumbing, and lighting fixtures; it being the intention of the parties hereto that all such fixtures and equipment be included as 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.

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