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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
(GREENVILLE CO. S. C.)
JUN 27 3 04 PM '74
DONNIE S. TAMERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Fleming and Ruth H. Fleming

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

FIRST FINANCIAL SERVICES OF GREENVILLE, INC., d/b/a FAIRLANE FINANCE COMPANY

(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

Five Thousand Three Hundred Seventy Six Dollars and No Cents (\$ 5,376.00) due and payable

One Hundred Twelve Dollars and No Cents (\$112.00) on the 5th day of August 1974, and
One Hundred Twelve Dollars and No Cents (\$112.00) on the 5th day of each month thereafter until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

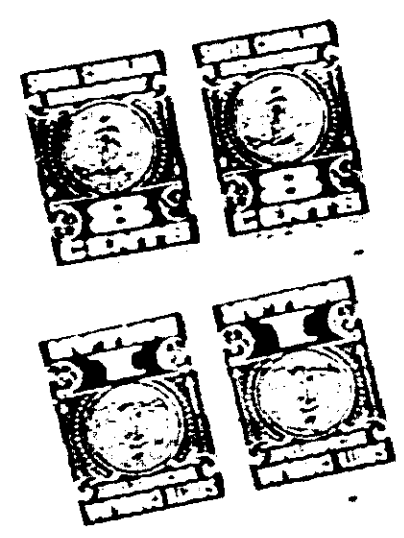
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 41 of Peace Haven, Section No. 1 as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "VV", Page 83 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pine Drive at the joint front corner of Lots 40 and 41 and running thence along the line of Lot 40 S. 21-24 E. 199.4 feet to an iron pin; thence S. 65-18 W. 100 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence along the line of Lot 42, N. 21-24 W. 198.5 feet to an iron pin on the southern side of Pine Drive at the joint front corner of Lots 41 and 42; thence along the southern side of Pine Drive, N. 64-57 E. 100 feet to the beginning corner.

The above described property is part of the same conveyed to me by Grace E. Greer by deed dated November 30, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Book 664, Page 273.



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 Mortgagee covenants and warrants lawfully to hold the premises herebefore 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 Mortgagee further covenants to warrant and forever defend all and sing. in the said premises unto the Mortgagor, his heirs, and assigns, and against the Mortgagee and all persons who may lawfully claim the same in any part thereof.

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