

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 23 2 54 PM '75

BOOK 1356 PAGE 641

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.H.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles H. Powell and Betty R. Powell

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

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

(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

Eight Thousand Seven Hundred Dollars and No Cents **** Dollars (\$ 8,700.00) due and payable

One Hundred Forty Five Dollars and No Cents (\$145.00) on the 5th day of February 19 , and One Hundred Forty Five Dollars and No Cents (\$145.00) 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 Mortgagee 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 situate, lying and being in Greenville County, South Carolina, being shown as Lot #3 on plat of property of grantors made by T. T. Dill, Surveyor, January 30, 1958, recorded in Plat Book KK, Page 104, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasterly side of New Perry Road at the joint front corner of Lots #2 and 3 and running thence with the line of said lots, S. 49-06 E., 156.6 feet to an iron pin; thence S. 45 W., 85 feet; thence N. 54-55 W., 150.8 feet to an iron pin on New Perry Road; thence with New Perry Road, N. 40-44 E., 100 feet to the point of beginning.

This is the same property conveyed to grantor by deed recorded in Greenville R. M. C. Office in Deed Book 758 at page 63. 11



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.

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