

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 20 3 12 PM '76

BOOK 1358 PAGE 305

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY

R.M.F. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Lee Simpson, Jr. and Sarah A. Simpson

(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

Six Thousand Seven Hundred Twenty Dollars and No Cents Dollars (\$ 6,720.00) due and payable

One Hundred Forty Dollars and No Cents (\$140.00) on the 1 st day of March 1976,
and One Hundred Forty Dollars and No Cents (\$140.00) on the 1 st 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 certain piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, being shown and designated as Property of James Lee Simpson, Jr. and Sarah A. Simpson, on plat prepared by R. B. Bruce, RLS, 28 April 1966, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "MM", at Page 95.

Said lot fronts on the easterly side of Elm Street 63.3 feet, has a depth of 158 feet on the northerly side (along Otis Street), has a depth of 139.8 feet on the southerly side, and is 50 feet across the rear.

The within conveyance is subject to utility easements, rights-of-way, and restrictions of record. §2



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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