

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 4 2 38 PM '76

DONNIE S. TANKERSLEY

R.H.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

BOOK 1350 PAGE 609

WHEREAS, Nancy L. Sutton

(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

Three Thousand Eight Hundred Eighty Eight and No Cents Dollars (\$ 3,888.00) due and payable

Eighty One Dollars and No Cents (\$81.00) on the 15th day of March 19 76 and

Eighty One Dollars and No Cents (\$81.00) on the 15th day of each month thereafter until paid in full.

with interest thereon from date of 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 with the buildings and improvements thereon, lying and being in the County of Greenville, State of South Carolina, on the easterly side of Elizabeth Drive, near the City of Greenville, and being designated as Lot No. 217 on plat of property of Robert J. Edwards, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Pages 60 and 61, said lot fronting in the aggregate 100.2 feet on the easterly side of Elizabeth Drive, having a depth of 207 feet on the northerly side, a depth of 201.7 feet on the southerly side, and being 100 feet across the rear.

And being the same property inherited from Edna M. Helbig.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay the balance due on the mortgage on the property held by Cameron Brown Company, Loan No. 231-44218, in accordance with its terms.



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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