

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 11 3 53 PM '76 MORTGAGE OF REAL ESTATE

1380 PAGE 11

DONNIE S. TAYLOR TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Margaret D. Strickland

(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 One Hundred Dollars and No Cents ***** Dollars (\$ 8,100.00) due and payable

One Hundred Thirty Five Dollars and No Cents (\$135.00) on the 1st day of April 1976,
and One Hundred Thirty Five Dollars and No Cents (\$135.00) on the 1st 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, lot or tract of land, with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, and in Greenville Township, on the West Side of Fifth Avenue in Judson Mills No. 1 Village, being known and designated as Lot No. 64 as shown on a plat of Section 1 of Judson Mills Village made by Dalton and Neves, Engineers, in August, 1939, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, at pages 11 and 12, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Fifth Avenue joint front corner of Lots 64 and 65, said pin also being 164.2 feet North from the Northwest corner of the intersection of Fifth Avenue and Wilburn Avenue and running thence with line of Lot 65, N. 85-30 W. 90 Feet to an iron pin; thence with rear of line of Lot 71, N. 4-30 E. 70 feet to an iron pin; thence with line of Lot 63, S. 85-30 E. 90 feet to an iron pin on the West side of 5th. Avenue; thence with the West side of 5th. Avenue S. 4-30 W. 70 feet to the beginning corner.

This being the same property conveyed to Margaret D. Strickland by deed of Judson Mills, and recorded in the R.M.C. Office for Greenville County in Deed Book 258, at page 405; also, the same conveyed to William H. Strickland, grantor herein, by deed of Margaret D. Strickland, and recorded in the R. M. C. Office for Greenville County in Deed Book 307, at page 135, February 11, 1947.



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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