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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC 76 3 13 PM
DONNIE S. TANKERSLEY, R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles W. West and Gloria Y. West

(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

Seven Thousand Five Hundred Dollars and No Cents ***** Dollars (\$ 7,500.00) due and payable

One Hundred Twenty Five Dollars and No Cents (\$125.00) on the 5th day of June, 1976,
and One Hundred Twenty Five Dollars and No Cents (\$125.00) on the 5th day of each month thereafter until paid in full.

with interest thereon from after maturity 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land, situate on the Southeast side of Pimlico Road, in the City of Greenville, Greenville County, State of South Carolina, shown as Lot No. 488 on plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Co., May 1964, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR at Pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Pimlico Road, at the joint front corner of Lots 487 and 488 and runs thence along the line of Lot 487, S. 49-34 E., 160 feet to an iron pin; thence S. 41-29 W., 105 feet to an iron pin; thence with the line of Lot 489, N. 51-00 W., 166.9 feet to an iron pin on the Southeast side of Pimlico Road; thence along Pimlico Road, N. 45-03 E., 109.5 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 753, Page 571.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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