

STATE OF SOUTH CAROLINA } DENISE S. STANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Fleming and Ruth H. Fleming

(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

Nine Thousand Six Hundred Dollars and No Cents ***** Dollars (\$ 9,600.00) due and payable

One Hundred Sixty Dollars and No Cents (\$160.00) on the 1st day of July 1976, and
One Hundred Sixty Dollars and No Cents (\$160.00) on the 1st day of each month thereafter
until paid in full.

with interest thereon from _____ 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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 41 of Peace Haven, Section No. 1, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "VV", Page 83 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pine Drive at the joint front corner of Lots 40 and 41 and running thence along the line of Lot 40 S. 21-24 E. 199.4 feet to an iron pin; thence S. 65-18 W. 100 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence along the line of Lot 42, N. 21-24 W. 198.5 feet to an iron pin on the southern side of Pine Drive at the joint front corner of Lots 41 and 42; thence along the southern side of Pine Drive, N. 64-57 E. 100 feet to the beginning corner.

The above described property is part of the same conveyed to me by Grace E. Greer by deed dated November 30, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 664, Page 273.



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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