

OCT 29 12 24 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

HONNIE S. TANKERSLEY
R.H.C.

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

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WHEREAS, Clifford Morgan and Brenda Morgan

(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 Three Thousand Eight Hundred Fifty Two & No/100 -----

-----Dollars (\$ 3852.00 -----) due and payable

One Hundred Seven & No/100 Dollars (\$107.00) on the 5th day of December, 1976, and
One Hundred Seven & No/100 Dollars (\$107.00) 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, situate on the South side of East Eighth Street in the Village of Woodside Mills, being shown as Lot No. 100 on Plat of Section C of Woodside Mills Village, recorded in the RMC Office for Greenville County, S.C., in Plat Book W, Pages 111 Thru 117, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of East Eighth Street at the joint front corner of Lots 99 and 100 and runs thence along the line of Lot 99 S. 7-28 E. 117.3 feet to an iron pin on the North side of a 12 foot alley; thence along said alley N. 82-57 E. 58 feet to an iron pin; thence along the line of Lot 101 N. 7-29 W. 117.8 feet to an iron pin on the South side of East Eighth Street; thence along East Eighth Street S. 82-31 W. 58 feet at the beginning corner.

This conveyance is subject to all restriction, set back lines, roadways, easements, and rights-of-way, if any, affecting the above described property.

For deed unto mortgagors, see Deed Book 881 at Page 14 of the Greenville RMC Office. This is the same property conveyed to the Grantors by deed of Roy R. Gowan and Helen W. Gowan recorded in the RMC Office for Greenville County., recorded 12-11-69.



12-11-69

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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