

Doc Stamps 2992.78

FILED GREENVILLE CO. S. C.

BOOK 1448 PAGE 345

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 26 4 25 PM '76
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Julia M. Long and
Recorded on May 25, 1976.
See Deed Book # 1036, Page 883
of Greenville County.

WHEREAS,
Henry Raxter
(hereinafter referred to as Mortgagor) is well and truly indebted unto
First Financial Services 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

Five Thousand One Hundred Sixty Dollars and No Cents Dollars (\$ **5160.00**) due and payable
Whereas the first installment will be due on November twenty fourth for the amount of **Eighty Six Dollars and no cents (\$86.00)** and each additional payment being due on the twenty fourth day of each month in the amount of **Eighty Six Dollars and no cents (86.00)** until paid in full.

HC ~~with interest thereon~~ ~~at the rate of~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

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

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lots Nos. 96 and 97 on plat of Morgan Hills Addition recorded in Plat Book A, page 70, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Dyer Street at the joint front corner of Lots Nos. 97 and 98 and running thence with line of Lot No. 98, S 89-30 W 194.2 feet to iron pin; thence S 12-30 E 124 feet⁰⁰ to iron pin at joint rear corner of Lots Nos. 95 and 96; thence with the line of Lot no 95 in a northeasterly direction 192.6 feet to iron pin on Dyer Street; thence with said Dyer Street in a northwesterly direction 112 feet to the point of beginning.

The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.



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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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