

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 2 11 40 AM '70
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Joseph H Schefers and
Recorded on 2-14, 19 63
See Deed Book # 716 . Page 386
of Greenville County.

Amount Financed: \$ 7,234.37

WHEREAS,
Billy J & Betty G Ambrose
(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Financial Services 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

Eleven Thousand Eight Hundred Eighty Dollars and No Cents Dollars (\$ 11,880.00) due and payable
Whereas the first payment being due on June Fourth in the amount of One Hundred
Sixty Five Dollars and No Cents (165.00) and each additional payment being due
on the fourth of each month in the amount of One Hundred Sixty Five Dollars and
No Cents (165.00) until paid in full.

~~with interest thereon~~ ~~at the rate of~~ ~~per annum~~
B.G.A. B.G.A. B.G.A.

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 lot of land in the county of Greenville, State of South Carolina, known and designated as Lot No. 6 on a plat of Apple Blossom Terrace subdivision, redorded in plat book GG, Page 190, of the RMC office for Greenville County, S.C., said lot having a frontage of 129.8 feet on the south side of Apple Drive, a depth of 150 feet on the east side, a depth of 141.3 feet on the west side and a rear width of 109.8 feet.

This is a portion of the property conveyed to grantor by Levi W. Metcalf by deed recorded October 30, 1948 in Deed Volume 363, Page 346, of the RMC Office for Greenville County, and is conveyed subject to restrictions applicable to said subdivision recorded in Volume 617, Page 273, of the RMC Office for Greenville County. This conveyance is also made subject to easement to Piedmont Natural Gas Co., Inc., recorded in Book 453, Page 547, and to any other recorded easements or rights of way, this being the same property conveyed to the seller by Deed Dated November 6, 1961, and recorded in the RMC Office in Deed Book 686, Page 25.



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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