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GREENVILLE CO. S. C.

AMT FIN - 30246.66  
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BOOK 1551 PAGE 654

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

SEP 1 12 58 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed  
From Eugene R Hardin & Delora B Hardin  
Recorded on 6/24, 19 70.  
See Deed Book # 892, Page 588  
of Greenville County.

WHEREAS, Harry Eugene Walmer & Loretta Walmer

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Financial Services 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

Sixty Five Thousand Four Hundred Dollars and no Cents Dollars (\$65,400.00) due and payable

Whereas the first payment in the amount of 545.00 Five Hundred Forty Five Dollars and No Cents will be first due on 10/2/81 (Oct. 10th 1981) and each additional payment in the amount of 545.00 Five Hundred Forty Five Dollars and No Cents will be due on the 2nd of each month until paid in full.

~~with interest thereon from~~ NEW LN ~~at the rate of~~ NEW LN ~~per annum per annum to be paid~~ NEW LN

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

Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as lot 11 of a subdivision known as Wellington Green, Section 1 as shown on plat thereof prepared by Piedmont Engineering Service, dated September 1961, recorded in the RMC Office for Greenville County in Plat Book YY, at page 29 and having, according to said plat the following metes and bounds to-wit;

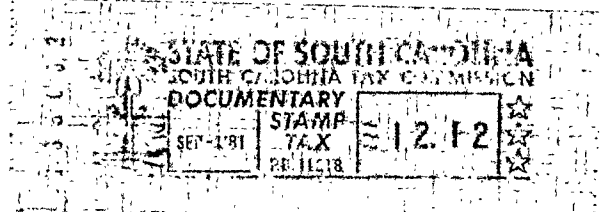
BEGINNING at an iron pin on the northeastern side of Melbourn Lane, joint front corner of lots 11 and 10 and running thence along the joint line of said lots N. 30-23 E 164.0 feet to an iron pin; thence s 59-53 E. 100.2 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence running along the joint line of said Lots S. 30-23 W 164.5 feet to an iron pin on the northeastern side of Melbourn Lane; thence along the northeastern side of Melbourn Lane N. 59-37 W. 100.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of way of record.

This is the same property conveyed to the grantors herein by deed of Mauldin Construction Co., a Corp., dated November 29, 1965, recorded in the RMC Office for Greenville County in Deed Book 787, at Page 110.

As part of the consideration herein, the grantee herein, assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association dated Feb. 22, 1965, in the original amount of \$19,300.00 and recorded in the RMC Office for Greenville County in Mtg. Book 987, at Page 141, and having a present principal balance due thereon of \$17,657.60.

Also as a part of the consideration herein, the grantee assumes and agrees to pay that certain second mortgage in favor of Fairlane Finance Company of Greenville dated July 27, 1967, in the principal amount of \$ 6,840.00 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1064, at page 517 and having a present principal balance due thereon of \$3,231.90.



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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