

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

AMT FINANCED = 8226.04
Doc STAMPS = 3.32
1580 384

GREENVILLE S.C.
MAY 27 PM '81
M. J. RUSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From Dawson D & Ruby S Batchelor
Recorded on 5-30-80 19 80
See Deed Book # 1126 , Page 803
of Greenville County.

WHEREAS, Michael T & Lois Arnold

(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

Thirteen Thousand Six Hundred Eight Dollars and No Cents.
Whereas the first payment in the amount of (189.00) One Dollars (\$13,608.00) due and payable
Hundred Eighty Nine Dollars And No Cents will be due on Feb. 1, 1982 and each
additional payment in the amount of (189.00) One Hundred Eighty Nine Dollars
and No Cents will be due on the 1st of each month until paid in full.

M.T.A. L.A. *M.T.A. L.A.* *M.T.A. L.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 certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, county of Greenville, and in Greenville Township, on the north side of Colonial Avenue, and being known and designated as lot No. 18 of Block V of a subdivision known as Riverside as shown in plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 323 reference to which is hereby made for a more complete description by metes and bounds.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

Grantee assumes and agrees to pay that mortgage in favor of Aiken-Spier 1433-744 with a present balance of \$18,614.53.

This is the same property conveyed to Dawson D. Batchelor and Ruby S. Batchelor herein by deed of Geneva Harvey dated March 24, 1978 and recorded March 27, 1978 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1076 At Page 13.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY 27 1981
RECEIVED

400 8 1411801

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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