

AMT FIN: 17945.59
DUE STAMPS: 7.12

BOOK 1585 PAGE 456

GREENVILLE S.C.

APR 13 3 55 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF Greenville,

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Elizabeth T Elrod and
Recorded on 10-12, 1970
See Deed Book # 900, Page 242
of Greenville County.

WHEREAS, James A & Phyllis T Jackson

(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

Thirty Three Thousand Six Hundred Dollars and No Cents

Whereas the first payment in the amount of (350.00) Dollars (\$ 33,600.00) due and payable
Three Hundred Fifty Dollars and No Cents will be first due on April 12, 1982
and each additional payment in the amount of (350.00) Three Hundred Fifty Dollars
and no Cents will be due on the 12th of each month until paid in full.

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 the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Property of James A. and Phyllis T. Jackson, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4H, page 43, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Staunton Bridge Road, joint corner with Property of Mangrum and running thence S. 79-09 E. 160.7 feet to an iron pin; thence N. 11-06 E. 256.7 feet to an iron pin; thence N. 75-15 W. 112 feet to an iron pin on Staunton Bridge Road; thence along Staunton Bridge Road S. 21-3/4 W. 269 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, SC. in Deed Volume 630, Page 35.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
APR 13 1982 0712

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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.