

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR... FILED
APR 27 1982
MERSLEY

AMT FINANCED - 24843.82
Docstamps 9.96
BOOK 1567 PAGE 317

ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Earl M. Lineberger & Eugene M. Paul
and
Recorded on 1-16, 1976
See Deed Book # 1030, Page 323
of Greenville County.

WHEREAS, Robert Rice & Yvonne Rice

(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

Forty Seven Thousand Forty Dollars and No Cents
Whereas the first payment in the amount of (490.00) Dollars (\$ 47,040.00) due and payable
four hundred ninety dollars and no cents will be due on May 5th, 1982 and each
additional payment in the amount of (490.00) four hundred ninety dollars will be
due on the 5th of each month until paid in full.

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YR

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 shown as lot 3 Franklin Hills
Subdivision, Section II, which lot is shown on a plat recorded in the RMC
Office for Greenville County, in Plat, book EEE, Page 85 and according to said
plat having the following metes and bounds.

Beginning at the joint front corner of lots 3 and 4 and running thence N. 62-00 E
100 ft to the joint front corner of lots 2 and 3 and running thence along the
joint lines of those lots s. 28-00 145.6 ft and thence S. 55-27 W. 100.6 ft
to the joint rear corners of lots 3 and 4 and thence along the joint lines of
those lots N. 28-00 W. 157.2 ft to the beginning point.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR-5 1982
STAMP TAX
00.36

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR-5 1982
STAMP TAX
00.60

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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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