

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR... S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From Bertha Dean (1/2 Interest)

Recorded on March 23, 19 82

See Deed Book # 1144, Page 785

of Greenville County.

WHEREAS, Rabon Michael Dean

(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

Fourteen Thousand Eight Hundred Thirty Two Dollars and No Cents.

Whereas the first payment in the amount of Two Dollars (\$ 14,832.00) due and payable
Hundred Six Dollars and no cents (206.00) will be due on September 1, 1982

Each additional payment in the amount of (206.00) Two Hundred Six dollars
and no cents will be due on the first (1st) of each month until paid in full.

with interest from ***** to be paid*

R.M.D.
H.S.

R.M.D.
H.S.

R.M.D.
H.S.

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 my one-half undivided interest in and to: All that piece, parcel or lot of land, situate, lying and being in Monaghan Mill Village, Greenville County, South Carolina, and being more particularly described as lot no 52 Section 3, as shown on a plat entitled "Subdivision of Victor-Monaghan Mill, Greenville, S.C., made by Pickell and Pickell, Engineers, Greenville, S.C. on December 20, 1948 and recorded in the R.M.C. Office for Greenville County South Carolina, in plat Book S, at pages 179-181, inclusive, reference to said plat being hereby craved for the metes and bounds description.

This is the same property conveyed to the Grantor and Grantee by deed of Clyde E Morgan as Executor of the Estate of Bessie B Morgan recorded in the R.M.C. Office for Greenville County, South Carolina, in deed book 1106 at page 123 on July 5, 1979.

This conveyance is subject to such easements, restrictions, or rights of way as any appear of recorded or on the premises, and is further subject to that certain mortgage given by the Grantor and Grantee to First Federal Savings and Loan Association recorded in Mortgage Book 1473, at page 409 on July 5, 1979.

DOCUMENTARY STAMP \$ 03.28

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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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