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BOOK 1593 PAGE 94

GREENVILLE CO. S. C.
JAN 27 9 09 AM '83
DONNIE E. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From Lindsey of S.C. Inc. and
Recorded on June 6, 19 73.
See Deed Book # 976, Page 186
of Greenville County.

WHEREAS, Geralene J. Chiles

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

First Financial Services Inc. D/B/A FAirlane Finance Co.

(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

Twenty Nine Thousand Four Hundred Dollars and no cents. Dollars (\$ 29,400.00) due and payable
Whereas the first payment in the amount of (245.00)
Two Hundred Forty Five Dollars and no cents will be due on the 1st day of March
and each additional payment in the amount of (245.00) will be due on the 1st of
each month until paid in full.

with interest thereon from S.G.C. at the rate of S.G.C. per centum per annum to be paid: S.G.C.

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 together with all buildings and improvements thereon, situate, lying and being on the southern side of Crofton Drive in Greenville County, South Carolina, being shown and designated as Lot No. 86 on a plat of Sheet No. 1 of Idlewild made by Enwright Associates, Engineers, dated January 17, 1972, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-N, page 54, reference to which is hereby craved for the metes and bounds thereof.

The above property is a part of the same conveyed to the grantor by deed of Michael M. Martin, et al, recorded in Deed Book 939, page 154, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees to pay Greenville County property taxes for the tax year 1973 and subsequent years.

STATE OF SOUTH CAROLINA
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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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