

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE S.C.
FILED
JUN 21 11 55 AM '83
DONNIE R. HAYLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From First Financial Services
Recorded on June 24, 19 83.
See Deed Book # 1191, Page 85
of Greenville County.

BOOK 1612 PAGE 839

WHEREAS,

Robert D. Wilson, Jr. and Deborah K. Wilson
(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

One Hundred Six Thousand Three Hundred Forty Four and No/100 Dollars (\$106,344.00) due and payable
The first payment being due on the First of August, in the amount of
Four Hundred Forty Three Dollars and Ten Cents (\$443.10), and each additional payment
being due on the First of each month in the amount of Four Hundred Forty-Three Dollars and
Ten Cents (\$443.10) until paid in full.

~~with this mortgage from~~ ~~at the rate of~~ ~~percent per annum, to be paid~~
R.D.W. D.K.W. R.D.W. D.K.W.

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 Greenville

All that lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 29, Section II, on plat of Berea Forest, recorded in the RMC Office for Greenville County in Plat Book 4N at page 76, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Berea Forest Circle at the corner of Lot No. 28 and running thence with said Circle, S. 29-05 E., 70 feet to an iron pin; thence with the intersection of said Circle, S. 15-55 W., 35.35 feet to an iron pin; thence with said Circle, S. 60-55 W., 105 feet to an iron pin; thence along the center of a 10 foot drainage easement, N. 29-05 W., 95 feet to an iron pin; thence N. 60-55 E., 130 feet to the point of beginning.

THIS is the identical property conveyed to the Grantor by deed of Ronald Morgan and Rosalie L. Morgan, recorded in Deed Book 1032 at page 839 on March 11, 1976 in the RMC Office for Greenville County.

This property is conveyed to restrictive covenants, set back lines, easements and rights of way, if any, affecting the above described property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 21 1983
STAMP TAX \$ 15.60
FF 1215

JUN 21 1983

A.0001

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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