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GREENVILLE FILES
JUN 21 4 28 PM '83
DONNIE R. H. ASLEY

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 Ralph C. Mozelle Smith and
Recorded on 9-21, 19 65
See Deed Book # 782, Page 458
of Greenville County.

WHEREAS, Burl D. & Linda Riden

(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

Fifty Six Thousand One Hundred Sixty Dollars and No Cents.
Whereas the first payment in the amount of (390.00) Dollars (\$ 56, 160.00) due and payable
Three Hundred Ninety Dollars and nocents will be due on the 1st Day of August 1983.
Each additional payment in the amount of (390.00) Three Hundred Ninety Dollars and no
cents will be due on the 1st (first) of each month until paid in full.

with interest thereon from B.D.R. LC at the rate of 12% per annum to be paid B.D.R. LC

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, with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the North side of Easley Highway (alternate U.S. #123), and being a portion of Lot No. 1 of the property of R.J. Sentell as shown on Plat therof recorded in the R.M.C. Office for Greenville county in Plat Book "I", at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Easley Highway (alternate U.S. #123) at the corner of property now or formerly of J. Robert Martin and running thence along the line of the property, N. 30-00 W. 170 feet to an iron pin; thence on a line parallel with Easley Highway (alternate U.S. #123), S. 61-30 W. 72 feet to an iron pin; thence S. 30-00E. 170 feet to an iron pin on the North side of Easley Highway (alternate #123) thence along the line of said highway, N. 61-30 e. 72 feet to the beginning corner.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 24 1983
STAMP TAX = 08.84

400 3 45381A01

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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