

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
JUN 24 4 28 PM '83
DONNIE W. WATSON
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1113 PAGE 107

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From W.A. & IDA R NICHOLSON and
Recorded on 2-22, 19 83.
See Deed Book # 1182, Page 927
of Greenville County.

WHEREAS, Shirley & Eddie Miles

(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

Three Thousand Seven Hundred Ninety Six Dollars and (.24) Twenty Four cents.
Whereas the first payment in the amount of (158.00) Dollars (\$ 3796.24) due and payable
One Hundred Fifty Eight Dollars and no cents. will be due on the 1st day of August
1983 and each additional payment in the amount of (158.00) One hundred fifty eight dollars
and no cents will be due on the 1st of each month until paid in full.

~~with interest thereon from~~ S M
E M
~~at the rate of 12% per~~ S M
E M
~~annum~~ S M
E M

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 lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as a part of the rear portion of Lot No. 19, Section H, of Woodville heights, plat of which is recorded in the R.M.C.

Office for Greenville County in Plat Book :L', pages 14 and 15, and having the following metes and bounds according to survey and plat by J.C. Hill, Surveyor:

BEGINNING at an iron pin in line of Lot No. 13, Section H, said plat, and running thence s.59-50 W. 214.2 feet to iron pin in line of Lot No. 20; thence with line of Lot No. 20 S. 44-12 E. 50 feet to iron pin; thence N. 59-40 E. 211.4 feet to stake in rear line of Lot No. 14; thence with line of Lot No. 14 N. 22-22 W. 20 Feet to iron pin; and thence with line of Lot No. 13 N. 43-40 W 30 feet to the beginning corner. Being the same lot of alnd conveyed to me by W.A. Hammond by deed dated December 3, 1951, and recorded in R.M.V. Office for Greenville County in Deed Book 447 , at page 27.

Included in this conveyance is a right-of-way through Lot No. 19, an said plat, for a roadway which is to run along the line of said Lot No. 19, and to lead to McDowell Street. Said roadway is not to exceed 20 feet and is to run along the rear of Lots Nos. 18, 17, 16, 15 and 14, giving the grantee a roadway into and out of his lot.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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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