

Amended by 100 STAMPS #12.00 800-1119 Page 65

FILED GREENVILLE S.C. JUL 22 9 44 AM '82 DONNIE S. W. WHEATLEY R.H.C.

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 First Financial Services, Inc.

WHEREAS, Henry Isaac Sanders and Sally Mae Sanders (hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services, Inc. d/b/a Fairlane Finance Company

Recorded on \_\_\_\_\_, 19 \_\_\_\_ See Deed Book # \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_ County

(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 One Thousand Two Hundred Twenty Four and 80/100 Dollars (\$101,224.80) due and payable In equal monthly installments of Four Hundred Twenty One Dollars and Seventy Seven Cents (421.77) each; the 1st installment being due and payable on the 1st day of September, 1983 and payable on the 1st day of each month thereafter until paid in full.

with interest thereon from H.I.S. M.S. H.I.S. M.S. H.I.S. M.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 that certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville. being known and designated as Lot NO. 9 on revised plat of Staunton Heights subdivision made by Hugh J. Martin, R.L.S. April 16, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 38, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sunnyview Drive, the joint front corner of lots 8 and 9; thence with the west side of said street N. 20-51 W. 57.1 feet to a point; thence continuing N. 10-02 W, 77.6 feet to a point; thence with the curve of said street as it intersects with Vickilyn Court, N. 55-47 W. 28.1 feet to a point on the south side of Vickilyn Court; thence with the south side of said Street, S. 78-28 W. 150 feet to an iron pin corner of Lot No. 10; thence with the line of said lot, S. 13-23 E. 174.5 feet to an iron pin corner of Lot No. 8; thence with the line of said lot N. 71-53 E. 172.35 feet to the beginning corner.

The above described property is the same property conveyed to the grantor deed of W. Daniel Yarborough, Jr., as Master recorded April 4, 1983 in Deed Book 1185 at Page 667 and is hereby conveyed subject to all 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.

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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.

1325-117-21