

Am. Fin. 5789 72
De. Stamp 2.24
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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE FILED
AUG 15 4 45 PM '83
DONNIE R. M. C. - L. E. Y

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagor's title was obtained by Deed
From J.H. Sitton and
Recorded on 4-1- 19 61
See Deed Book # 671 Page 117
of Greenville County.

WHEREAS, Joe L. & Juanita Smith

(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

Eight Thousand Seven Hundred Dollars and Nocents. Dollars (\$ 8,700.00) due and payable
Whereas the first payment in the amount of (145.00) One Hundred Forty Five Dollars and
no cents will be due on the 19th day of September 1983. Each additional payment in
the amount of 145.00 One hundred forty five dollars and no cents will be due on
the 19th of each month until paid in full.

with interest thereon from: *12 30* *12 30* *12 30* *12 30* *12 30* *12 30* *12 30* *12 30* *12 30* *12 30*
percentages to be paid:

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 lot of land in the State of South Carolina, County of Greenville, at the Western corner of White Horse Road and Lenhardt Road near the City of Greenville, being Lot 26 and a portion of Lot 27, as shown on a plat of Parkdale, recorded in Plat Book ER, at page 55, and according to a recent survey by J.C. Hill is described as follows: Beginning at an iron pin at the western corner of Lenhardt road and White Horse Road and running thence with the Western side of White Horse Road, N. 24-19 E. 22.2 feet to an iron pin; thence N. 65-46 W. 169.1 feet to an iron pin; thence S. 52-00 W. 83.5 feet to an iron pin at corner of Lot 25; thence with the line of said lot, S. 38-00 E. 160 feet to an iron pin on Lenhardt Road; thence with the northwestern side of said road, N. 52-00 E. 142.5 feet to the beginning corner.

This being the same property conveyed to Joe L. Smith by deed of J.H. Sitton, 671 Deed Book, at al recorded 4:1;61, page 117, at RMC Office for Greenville County.

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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 Mortgagee 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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