

FILED
GREENVILLE CO. S. C.

BOOK 1132 PAGE 53

STATE OF SOUTH CAROLINA

JUL 22 3 13 PM '69

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

LOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK WILLIAM HOWARD AND EMILY SUZANNE HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FAIRLANE FINANCE COMPANY OF GREENVILLE, INC.

(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 AND FOUR HUNDRED FIFTY AND NO/100-----

Dollars (\$ 3,450.00-----) due and payable

One hundred fifteen and no/100 dollars (\$115.00) on the 15th day of August, 1969, and one hundred fifteen and no/100-dollars (\$115.00) on the 15th day of each month thereafter until paid in full.

after maturity

with interest thereon from the date of the rate of seven (7%) per centum per annum, to be paid after maturity

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, at the southwest corner of Cleveirvine Avenue (formerly Hillside Avenue) and Alleta Avenue, being known and designated as Lot No. 41 and a part of Lot No. 39 on plat of Hillside Terrace, recorded in Plat Book F at Page 154 in the R.M.C. Office for Greenville County and having, according to a more recent plat entitled "William Richard Williams and Gloria H. Williams", made by Piedmont Engineering Service, Greenville, S. C. December 8, 1955, the following metes and bounds:

BEGINNING at iron pin at the southwest corner of the intersection of Cleveirvine Avenue (formerly Hillside Avenue) and Alleta Avenue, and running thence with the south side of Cleveirvine Avenue, N. 64-53 W. 53.5 feet to an iron pin; thence continuing N. 69-51 W. 84.2 feet to an iron pin, corner of Lot No. 8; thence with the line of said lot, S. 42-17 W. 49.5 feet to an iron pin; thence S. 57-20 E. 115.3 feet to an iron pin on the northwest side of Alleta Avenue; thence with the northwest side of said Avenue, N. 53-15 E. 78.9 feet to the beginning Corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.