

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1201 PAGE 391

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lamar Ryals

(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 Two Thousand Three Hundred Seventy Six and no/100 Dollars (\$ 2,376.00 ) due and payable Sixty Six and no/100 (\$66.00) Dollars beginning on the 10th day of September, 1971 and Sixty Six and no/100 (\$66.00) Dollars on the 10th day of each and every month thereafter until paid in full

after maturity

with interest thereon ~~from date of~~ at the rate of eight (8) 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, on the southern side of Bethuel Church Road about seven miles south of the City of Greenville, being shown as an unnumbered lot on plat of Subdivision of Air Base Highlands made by Dalton & Neves, Engineers, August 1948 and recorded in the R. M. C. Office for Greenville County in Plat Book CC at Page 52, and having, according to a more recent survey by R. K. Campbell, Engineer, dated April 16, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bethuel Church Road, said pin being at the point where the southern side of Bethuel Church Road intersects with the western side of the right of way of Donaldson Air Force Base (now known as Donaldson Industrial Park) railroad spur track and runs thence along the western edge of the said right of way of the railroad spur track, S. 3-06 W. 73.45 feet to an iron pin; thence continuing with the western edge of said right of way, S. 4-48 W. 65 feet to an iron pin; thence N. 34-46 W. 121 feet to an iron pin on the southern side of Bethuel Church Road; thence along the southern side of said Road, N. 60-49 E. 55.4 feet to an iron pin; thence continuing with southern side of said Road, N. 68-32 E. 32.2 feet to the point of beginning.

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.