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DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James A. Bradford and Deandra K. Bradford

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, Inc

a corporation,  
(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

Five Thousand Five Hundred Forty-Four and no/100 Dollars (\$ 5,544.00 ) due and payable

in Forty-Two (42) equal monthly installments of One Hundred Thirty-Two (\$132) Dollars each, commencing on the 20th day of September, 1974, and on the 20th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 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, located off Rainey Road and being shown and designated on plat of property made for Johnny and Betty Quinn by Terry T. Dill, surveyor, dated May 23rd, 1972, and having the following courses and distances, to-wit:

BEGINNING on the northwest side of driveway, 161 feet from right-of-way of Rainey Road and running thence N. 65-27 E. 74.4 feet along other property of Rainey to an iron pin; thence still with Rainey line N. 05-25 W. 490 feet to sweet gum xm; thence N. 88-50 E. 222.4 feet to iron pin on line of Dixie Enterprises; thence with this line S. 07-15 W. 379 feet to an iron pin; thence N. 74-35 W. 133.4 feet along lot heretofore conveyed to R. L. Rainey, Sr.; thence S. 08-13 E. 150 feet to an iron pin; thence S. 57-58 W. 95 feet to an iron pin; thence N. 24-06 W. 17 feet to the beginning corner and containing 1.57 acres, more or less. This is the same property conveyed to the mortgagors herein by Johnny F. Quinn and Betty P. Quinn which deed is recorded simultaneously herewith.

AND ALSO:

ALL that piece, parcel or lot of land in Chick Springs Township, located just off Rainey Road (formerly Rainey-Jetter Road) and being shown as the property of Steve T. and Martha R. Dill on plat made by Carolina Engineering and Surveying Company, dated November 14th, 1968, and have the following courses and distances, according to said plat;

BEGINNING at a point N. 57-58 E. 151 feet from the Rainey Road on the Southern side of a driveway and running thence N. 57-58 E. 95 feet along the southern side of a driveway to an iron pin; thence still with said driveway N. 8-13 W. 150 feet to an iron pin corner of other property of R. L. Rainey, Sr.; thence S. 74-35 E. 133.4 feet to iron pin on line of Dixie Enterprises; thence with line of Dixie Enterprises S. 5-15 W. 150 feet; thence S. 45-00 W. 175.4 feet; thence N. 24-06 W. 122 feet to the point of beginning.



Together with all and singular rights, members, herditaments, 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.

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