

GREENVILLE

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1691 086

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. HALEY
H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagor's Title was obtained by Deed
From Nancy G. Sieroslowski and
Recorded on 8-31-77, 19 77.
See Deed Book # 1063, Page 835
of Greenville County.

WHEREAS, Joseph E. Black & Rita J. Black

(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

Twenty Nine Thousand Three Hundred Four Dollars and no cents.

Whereas the first payment in the amount of (222.00) Dollars (\$ 29,304.00) due and payable
Two Hundred Twenty Two Dollars and no cents, will be due on the 18th of
May 1983 and each additional payment in the amount of (222.00) Two Hundred
Twenty Two Dollars and no cents will be due on the 18th of each month until
paid in full.

~~Signatures of the mortgagor~~

JEB, RJB

JEB, RJB

JEB, RJB

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 piece, parcel or lot of land lying in the State of South Carolina,
County of Greenville, shown as Lot 28 on plat of Section 1, plat of
Abney Mills, Brandon Plant, recorded in plat Book QQ at pages 56-59
and having such courses and distances as will appear by reference
to said plat.

Being the same property conveyed to Carl B. and Nancy G. Mahon by deed
recorded in Deed Book 624 at page 310 on June 1, 1959; thereafter Carl
B. Mahon died intestate as will appear by reference to Apartment 1477
file 16 in the Probate Court of Greenville County, leaving as his sole
heirs at law, Nancy G. Mahon and a son, Terry Carl Mahon. Terry Carl Mahon
subsequently conveyed his interest in the within property to the grantor
herein by deed recorded in Deed Book 1049 at page 447 on January 11, 1977/.

The above conveyance is subject to all rights of way, easements and
protective covenants affecting same appearing upon the public records
of Greenville county.

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 Mortgagee covenants that it is lawfully seized of the premises heretofore 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 whosoever lawfully claiming the same or any part thereof.