GREENVILLE Jul 28 9 43 4H 193 Amr Fru: 7/30.97 Dec Stamps 2.88

STATE OF SOUTH CAROLINA

DONNIE'S LESSLEY Ř.M.C

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Mary T & Cleo M Andrewad Recorded on 7-8- , 19 77 . See Deed Book # 1060 Page 91

WHEREAS,

COUNTY OF Greenville

John R. & Joann Ward

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

of <u>Greenvill</u>County.

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

Thirteen Thousand Nine Hundred Twenty Dollars and No CentBollars (\$ 13,920.00) 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 1st 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 1st of each month until paid in full.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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 certain piece, parcel or lot of land situate, lying and being in Greenville Township, in the Jounty of Greenville, State of South Carolina being known and designated as Lot No. 72 of Block B of the Mountain View Land Company as shown on a plat of the same recorded in the racOffice for Greenville County in Plat Book A at page 397, and being further shown as the property of John R. Ward and Jo Ann Ward on a plat made by Campbell & clarkson Surveyors on July 5, 1977, said plat to be recorded herewith, and reference being had to said plats for a more complete metes and bounds description.

This conveyance is made subject to the restrictions contained in the eed from Mountain View Land Company to J. Thomas Arnold dated April 7, 1922 and recorded in the PMC Office for Greenville County, South Carolina in Deed Volume 29 at page 445.

The above -described property is the same acquired by the Grantors by deed from William L. Tate, Jr., William G. Tate and Mary T. Andrews dated October 2, 197.3 and recorded on October4, 1973 in Deed Volume 985 at page 53 in the RMC Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or apper-taining, and all of the rents, issues, and profits which may arise or be had therefore, and including all heating, plumbing, and lighting furthers now or hereafter attached, connected, or fitted thereto in any manner at being the intention of the parties bereto that all futures and equipment, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Montgagee, its heirs, successors and arsigns, forever,

The Mortgager covenants that it is lawfully selzed of the promises becombine described in fee simple absolute, that it has good right and is lawfully a choised to sell, convey or encumber the same, and that the promises are feed and described layers and encumbrances surged as provided beself. The Mortgager further coverants to warrant and foreser defend all and singular the soil premises unto the Mortgager forever, from and against the Mortgager and all persons whomsever lawfully the long the same or any part thereof.