S.C.

'81

RSLEY

BOOK 1545 PAGE 296

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From MIRIAM H. CASE and Recorded on AUGUST 2, 19 80. See Deed Book #921, Page 579 of PICKENS County.

WHEREAS, WE, LUKE J. TØDD AND LUCINDA TØDD

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

FIRST FINANCIAL SERVICES, 742 WADE HAMPTØN BLVD. GREENVILLE,SC

(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 THØUSAND FØRTY DØLLARS AND NØ CENTS********** Dollars ($ 5,040.00) due and payable ØNE HUNDRED FIVE DØLLARS AND NØ CENTS *$105.00* DUE ØN THE 10TH DAY ØF JULY, 1981 AND ØNE HUNDREB FIVE DØLLARS AND NØ CENTS *$105.00* DUE ØN THE 10TH DAY ØF EACH MØNTH THEREAFTER 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 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.

ALL THAT LØT ØF LAND IN THE STATE ØF SØUTH CARØLINA, CØUNTY ØF GREENVILLE, LØCATED ØN THE SØUTHWESTERLY SIDE ØF PRØSPERITY CØURT AND KNØWN AND DESIGNATED AS LØT NØ. 382 ØN PLAT NØ. 5, PLEASANT VALLEY, SAID PLAT RECØRDED IN THE RMC ØFFICE FØR GREENVILLE CØUNTY, S.C. IN PLAT BØØK 11 AT PAGE 125, AND HAVING SUCH METES AND BØUNDS AS APPEAR BY REFERENCE TØ SAID PLAT.

THIS IS THE SAME PRØPERTY CØNVEYED TØ THE MØRTGAGØRS HEREIN BY DEED ØF MIRIAM H. CASE RECØRDED AUGUST 2, 1971 IN THE RMC ØFFICE FØR GREENVILLE CØUNTY, S.C. IN DEED BØØK 921 AT PAGE 579.

DOCUMENTARY STAMP TAX

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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 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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