

AMOUNT FINANCED \$9700.00
DOC STAMPS 328

PL 1648 PAGE 744

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
FEB 21 1 17 PM '84

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From HIRST FAMILY FIN. SERVICES
Recorded on 2/21, 19 84.
See Deed Book # 1206, Page 518
of GREENVILLE County.

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

Twenty Two Thousand Ninety Three and 20/100 Dollars (\$22,093.20) due and payable
One Hundred Twenty Two Dollars and Seventy Four Cents (122.74) per month beginning
on March 20, 1984 and One Hundred Twenty Two Dollars and Seventy Four Cents (122.74)
on the 20th of each month thereafter until paid in full.

H.N. T.N. ~~XXXXXXXXXXXX~~ *FOK*

H.N. T.N. ~~XXXXXXXXXXXX~~ *FOK*

H.N. T.N. ~~XXXXXXXXXXXX~~ *FOK*

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 the piece, parcel or lot of land, situate, lying and being in Monaghan Mill Village, Greenville County, South Carolina, and being more particularly described as Lot No. 52, Section 3, as shown on a plat entitled "Subdivision of Victor-Monaghan Mill, Greenville, S.C., made by Pickell and Pickell, Engineers, Greenville, South Carolina, on December 20, 1948, and recorded in the RMC Office for Greenville County, S.C., in Plat Book S, at Pages 179-181, inclusive, reference to said plat being hereby craved for the metes and bounds description.

This is the same property conveyed to Rabon Michael Dean and Bertha Dean by deed of Clyde E. Morgan as Executor of the Estate of Bessie B. Morgan as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1106, at Page 123, on July 5, 1979; and subsequent thereto, on March 23, 1981, Bertha Dean conveyed her undivided, one-half (1/2) interest in said property to Rabon Michael Dean, by deed recorded in the RMC Office in Deed Book 1144, at Page 785.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

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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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