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 CONY\_RS RCCH\_ST\_R and Recorded on \_7-22 , 19 77 .

See Deed Book # 1060 , Page \_ 990 of GRE\_NVILLECounty.

WHEREAS, JAMES S ROCHESTER & SUZANNE ROCHESTER

(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

FIVE THOUSAND NINE HUNDRED FORTY DOLLARS AND NO ONE HUNDRED \$5940.00 ) due and payable Whereas the first payment in the amount of (165.00) One Hundred Sixty Five Dollars and No Cents will be due on the 22nd of November1984. And each additional payment in the amount of One Hundred Sixty Five Dollars and No Cents (165.00) will be due on the 22nd of each month until paid in full.

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 piece, parcel or lot of land situate, lying and being in the County of Greenville state of South Carolina, and is a portion of the property of a Survey for Conyers Rochester prepared by Carolina Surveying Co. on March 30th, 1974, and Plat of Lot & Right of Way Survey by Terry T. Dill Prepared for James S. Rochester Aug 25th, 1977.

BEGINNING at an iron pin on the N.E. Corner of said property Lewis and Geneva Rochester and running S 26-00 E. 295 feet to an iron pin, thence S 73-38 W. 295 feet to an iron pin, thence N 26-00 W 295 feet, thence N 73-38 E 296 feet to original pin. This being a portion of the property conveyed to the Crantor by deed of Conyers Rochester, which was filed in the RMC Office for Greenville County on July 22,1977, and recorded in Deed Book 1060, page 990.

The Aforesaid plat is to be filed contemporaneously with this deed.

The Grantor also grants a 50 foot right of way of ingress and egress across the southeastern portion of the property retained by the Grantor. Sadi right of way more Specifically described on plat by Terry T. Dill Survey Aug. 25th 1977.

This conveyance is made subject to any restrictions, rights of way, or easements that may appear of record on the recorded plats or on the premises.

AMOUNT FINANC D \$ 4205.66 Doc Stamps \$ 1.29

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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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