FILED APR 26 1982 Donn: S. Tankersley STATE OF SOUTH CAROLAN COUNTY OF greenville

WHEREAS, joseph eugene and rita j. black

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

FIRST FINANCIAL SERVICES

(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

four-thousand and sixty-eight dollars.

Dollars (\$ 4068.00

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

of greenvillecounty.

From TERRY CARL MAHON

Mortgagors Title was obtained by Deed

Recorded on JANURARY 11 1977

See Deed Book # 1049, Page 447

) due and payable

where as 1st payment in the amount of (113.00) one-hundred and thirteen dollars. will be first due on 05/20/82 and each additional payment in the amount of (133.00) one-hundred and thirteen dollars will be due on the 20th of each month until paied in full

XXXXXXXXXXXX

Amount Finance \$2961.96

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 dying int 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 page 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 upon the public records of greenville county.

7/X

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.