STATE OF SOUTH CAROLINA GOODNITY OF GREENVILLE

JM 74 11 27 AH 191

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From WILKERSON D SULLIVAN and Recorded on 3-16, 1983.

See Deed Book # 1184, Page 461-485 of GREENVILLECounty.

WHEREAS, ELLA MAE SULLIVAN

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

FIRST FAMILY FINANCIAL SERVICESING.

(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 FOUR THOUSAND TWO HUNDRED EIGHTY EIGHT DOLLARS

Dollars (\$ 24,288.00) due and payable AND NO CENTS Where as the first payment in the amount of (253.00) Two Hundred Fifty

Three dollars and no cents will be due on the 23rd day of August 1984, and each additional payment in the amount of (253.00) Two Hundred Fifty Three dollars and no cents will be due on the 23rd day of each month until apid 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 piece, parcel or lot of land in Austin Township, County and State aforesaid, in the Laurel Creek section, conatining one arce, more or less, and being the southernly portion of a larger tract of the grantor herein, and having according to a survey of R.K. Campbell, RLS, dated March 19, 1962, the following metes and bounds to wit:

BEGINNING: at an iron pin in the center of Ridge Road (Conestee Road) and running thence S 80-30 W 436.3 feet to an iron pin at joint corner of Abercrombie property; thence along the line of that property N 2-30 W 100 feet to an iron pin; thence on a straight line through Grantors property N 80-29 E 435.8 feet to an iron pin in the center of said Ridge Road; thence along the center of said Road S 2-15 W 100 feet to an iron pin at the beginning.

This being the same property conveyed to Ella Mae Sullivan by deed of Wilkerson D. Sullivan et al, recorded in Deed Book 1184 Pages 461 - 485.

AMOUNT FINANCED \$ 12164.92 DOC STAMPS \$ 3.66

STATE OF SOUTH CARCUMA

BY DOCUMENTARY

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STATE OF SOUTH CARCUMA

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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.

