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STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

From Dorothy V. Ryan and

Constance L. Bailey (interest by deed and Recorded on Nay 9 , 19 78

See Deed Book # 1078, Page 953

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

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First Financial Services Inc

of <u>Greenville</u> County.

Also Probate Court File 1642, File 23.

(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

Thirty-Two Thousand Three Hundred Forty dollars & 600/100 Dollars (\$ 32340.00) due and payable Whereas 1st payment due in the amount of (385.00) three-hundred -eighty-five dollars. Will be first due on 08/01/82 and each additional payment in the amount of (385.00) three-hundred-eighty-five dollars will be due on the 1st of each month until paided 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 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 of lot of land in the county of Greenville, State o South Carolina, stuate, lying and being on the morthwestern side of Fine Creek Drive and Being know and designated as Lot No. 248, Section 3, BELL MAD Subdivision, plat of which is recorded in the RRC Office for Greenville County in Plat Book GG at Fage 187 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This Conveyance is subject to all restrictions, setback lines, roadways, zoning ordenances, easements and right-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Grantor herein by deed form Bronko Thomas Barr recorded in the RMC Office for Greenville County in Deed Yook 993 at Page 370 on February 26, 1958.

The mailing address of the Grantees herein is 804 Pine Creek Drive, Greenville, South Carolina.

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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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