Amecate Francisco 159 38 No

80-1571 44770

N: 182

STATE OF SOUTH CAROLINA COUNTY OF Creenville

HISLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mortgagors Title was obtained by Deed

From Lortgage Currenty Insurance Corp.

Recorded on <u>\$5/17/</u>, 19 <u>66</u>.

See Deed Book #<u>72</u> , Page <u>242</u>.

of Creenville County.

ndebted unto of Creenvil

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

First Financial Services Inc.

WHEREAS, John R. Grove

(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- ight-Thousand-One-Hundred-and-Fourty-Dollars.

Dollars (\$ 20,140.00) due and payable

Where as of first payment in the amount of (335.00) three-hundred-and thirty-five-dollars. Will be first due on $0^{\circ}/23/^{\circ}2$ and each additional payment in the amount of (335.00) three-hundred-and-thirty-five-dollars will be due on the 13th 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'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

AIL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Shubuta Drive, near the City of Greenville, South Carolina, being known and designated as lot No, 93 on plat of Farmington Acres, as recorded in the REC Office for Greenville County, South Carolina in Plat Pook RR, page 106-107 and having according to said plat, the following metes and bounds, to wit:

TIGHTHG at an iron pin on the southeasterly side of Shubuta Drive, said pin being the joint fromt corner of Lots 92 and 93 and running thence with the southeasterly side of said Drive N 52-45 B 90 feet to an iron pin, joint front corner of Lots 93 and 94, thence with the cormon line of said Lots S 37-15 150 feet to an iron pin at the corner of Lot No. 100; thence with the line of said Lot S 52-45 N 90 feet to an iron pin at the corner of Lot Lo. 92; thence with the line of said Lot N 37-15 N 150 feet to an iron pin; the point of beginning.

For deed into grantor, see Beed Book 704, page 611.

For restrictions, see Deed Book 720, page 174. GRANT. TO PAY 1966 TAX S.

STAMP TO S. 40 TO

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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