

BOOK 1624 PAGE 252

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE, S.C.  
SEP 6 2 30 PM '83  
DONNA S. H.M.C. SLEY

**MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
Mortgagor's Title was obtained by Deed  
From Georgia E. Dill and  
Recorded on 10-22, 19 82.  
See Deed Book # 1176, Page 73  
of Greenville County.

WHEREAS, Louise Moragne

(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

Six Thousand Dollars and No Cents.

Whereas the first payment in the amount of (100.00) One Hundred Dollars and no cents Dollars (\$ 6,000.00 ) due and payable will be due on the 12th day of October 1983. Each additional payment in the amount of (100.00) One hundred dollars and no cents will be due on the 12th of each month until paid in full.  
*L. m.* per centum per annum to be paid *L. m.*

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

ALL that lot of land situate, lying and being in the above mentioned County and State, in O'Neal Township, being shown as a part of the S.C. Dill property recorded in the RMC Office for Greenville, County in Plat Book FFF, page 107 and having, according to said plat, the following metes and bounds, to Wit;

BEGINNING at an iron pin on the northern side of Tigersville Road at the corner of Love Howard and running thence N 2-00 E. 175 feet to an iron pin; thence N 75-00 E. 125 feet to an iron pin; thence S 9-00 E. 172 feet to an iron pin on the northern side of Tigerville Road; thence with said road, S 75-00 W. 150 feet to the point of beginning.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
SEP-83  
02.40  
PL 11213

100  
100  
100  
100  
100  
100  
100  
100  
100  
100

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.

0253

4328-11213