

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONNIE S. WALKER
ANNIE RUTH IRBY, her heirs and assigns

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST FAMILY MORTGAGE INVESTMENTS

(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-HUNDRED NINETY EIGHT DOLLARS & NO/100----- Dollars (\$698.00))~~XXXXXXXXXX~~

Representing \$600.00 in principle and \$98.00 in interest paid in advance to be paid \$50.00 per month for 13 (thirteen) months and \$48.00 for the 14th (fourteen) month. There will be a penalty of five (5%) per centum per month for every payment which is ten days past due. with interest thereon from October 24, 1983 at the rate of 14% per centum per annum, to be paid: Monthly

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 certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 5.724 acres, more or less, according to a plat prepared for Annie Ruth Irby, dated September 21, 1973, by T.H. Walker, Jr., to be recorded in Plat Book _____. Page _____. R.M.C. Office and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin near the intersection of S. C. Road S-23-542 and running thence along the southern edge of road S-23-542, N. 87--44 E., 142.3 feet to an iron pin; thence S. 89-45E., 86.1 feet to an iron pin; thence S. 88-09 E., 785.3 feet to an iron pin; thence turning and running S. 10-13 W., 422.25 feet to an iron pin; thence S. 77-28W. 104.5 feet to an iron pin near the southwestern edge of an unnamed county road; thence along said road, N. 61-19 W., 953.8 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Joe W. Sweeney and Beatrice P. Sweeney dated January 6, 1977 and recorded January 6, 1977 in Deed Volume 1049 at page 203.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
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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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