

MORTGAGE OF REAL ESTATE

P. O. Box 966, Greer, S. C., 29651

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

JUNE 28 1978  
R.M.C. OFFICE

WHEREAS We, Patricia G. Stephens and Donald G. Stephens

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 **Five Thousand Five Hundred Five and 27/100** Dollars (\$ **5,505.27** ) due and payable

to be paid in full 90 days from date.

with interest thereon from **date** at the rate of **30 (Thirty)** per centum per annum, to be paid.

**90 days from date.**  
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, Chick Springs Township, located in the City of Greer, S. C., on Hillside Drive and being shown and designated as lot number FIFTY FIVE (55) on plat of Burgess Hills, made by Piedmont Engineering Service, dated 1-21-1951 and recorded in plat book "Y" pages 96-97, R. M. C. Office for Greenville County, to which plat reference is hereby made for a more complete description as to metes and bounds.

This is the same conveyed to Patricia G. Stephens by E. M. Atkins and Iona S. Atkins by deed recorded June 28, 1978 in deed book 1082 page 84, Greenville County R. M. C. Office.

DECEMBER 15 1978

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 such 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 Mortgagee 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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