

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

REFILED

Not Filed  
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1023 223

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed  
Marie R Edwards & Theresa Marie Edwards  
From \_\_\_\_\_ and \_\_\_\_\_

WHEREAS, Charles W. Garrett and Geneva M. Garrett

Recorded on March 24, 19 77  
See Deed Book # 1053, Page 299  
of Greenville County.

(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

Seven Thousand Six Hundred Eighty Dollars and no cents. Dollars (\$ 7,680.00 ) due and payable  
Whereas the first payment in the amount of (160.00)  
One Hundred Sixty dollars and no cents will be due on the 11 day of November 1983.  
Each additional payment in the amount of (160.00) One hundred sixty dollars and no cents will be due on the 11 of each month until paid in full.

with interest thereon from C.W.G.  
G.M.G.

at the rate of C.W.G.  
G.M.G.

for the term of C.W.G.  
G.M.G.

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 99 on plat of Augusta Acres, recorded in Plat book S at Gae 201 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to Ward Edwards and Marie R. Edwards by George C. Bozich by deed recorded December 16, 1973, deed Book 738 at page 302. Ward V. Edwards died Intestate as will appear by Apartment 952, file 22, Greenville County Probate Court. leaving as his sole heirs the Grantors herein.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville, S.C. county.

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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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