VOL 1679 FACE 585

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Herbert B Birtwisle and Recorded on 7-12, 19 60.

See Deed Book # 651 Page 338

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

of GREEWILICounty.

FIRST FAMILY FINANCIAL SERVICES INC.

WHEREAS, ALVIN D AND JUNE T WATSON

(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

FOURTEEN THOUSAND TWO HUNDRED THENTY DOLLARS AND NO CENTS Dollars (\$ 14,220.00 ) due and payable Where as the first payment in the amount of (237.00) Two Hundred Thirty Seven dollars and no cents will be due on the 4th day of October 1934, and each additional payment in the amount of (237.00) Two Hundred Thirty Seven dollars and no cents will be due on the 4th day of each month until paid 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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

All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the northeastern side of Plynouth Avenue and being shown and designated as Lot no. 21 of Knob Hill, as shown on plat thereof recorded in the RMC Office for Greenville County, in Plat Book "DD", at page 163. For further reference see said plat/
DERIVATION: This being the same property conveyed to nortgagor by deed of Merbert B. Birtwistle and Elsie F. Birtwistle, recorded 7-12-60 in Deed Book 654 at page 338, in the Office of the RMC for Greenville County, SC.

AMOUNT FINANCED \$ 8992.63 DOC STAIPS \$ 2.70







ဒ္ဓ

Ö

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 fatures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all futures 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 beirs, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

. व्यव्यक्तान्त्री