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 AUGUSTA VALENTINE and Recorded on 3-20, 19 70. See Deed Book # 886, Page 315 of GREENVILLE County.

WHEREAS, MATTIE B AND AMOS VALENTINE

(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

TWENTY SEVEN THOUSAND EIGHT HUNDRED FORTY DOLLARS AND NO CENTS Dollars ($ 27,840.00) due and payable

Where as the first payment in the amount of (232.00) Two Hundred Thirty Two dollars and no cents will be due on the 15th day of November 1984, and each additional payment in the amount of (232.00) Two Hundred Thirty Two dollars and no cents will be due on the 15th day of each month until paid in full.

~~with interest thereon from XXXXXXXXXXXXXXXXXXXX at the rate of XXXXXXXXXXXX per centum per annum, to be paid:XX~~

M.B.V. A.V.

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

All that certan piece, parcel or lot of land situate, lying and being in the county, State of South Carolina, and having according to a plat prepared by Jones Engineering Services, dated January, 1970, the following courses and distances, to wit;:Beginning at the North east corner of Grantors lands and running thence, S 2-20 W 155 feet along the joint line of Grantors property and the franklin Estate to a point; thence S 59-13 W 146.2 feet across Grantors proerty to a point; thence N 50-54 W 50 feet over Grantors property to a point; thence N 9-06 E 162 feet over Grantors property to a point in the line of Grantors proerty; thence along the line of Grantors property; N 75-15 E 150 feet to a point; the point of beginning; further the Grantor, hereby grants to the Grantee a right of way for purposes of ingress and egress over her lands described in the aforesaid deed from the aforesaid lot of land to Ridge Road, formerely Conestee Road. This being the same property conveyed to mortgagor by deed of Augusta Valentine, reocrded 3-20-70 in Deed Book 886 at page 315, in the RMC Office of the RMC for Greenville County, SC.

AMOUNT FINANCED $ 12,108.51

DOC STAMPS $ 3.66

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 12 '84
08.37

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.

4328 RV.2