

FILED  
GREENVILLE CO. S. C.

OCT 31 12 26 PM '83

BOOK 1633 PAGE 428

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DONNIE L. HENSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
Mortgagor's Title was obtained by Deed  
From Wilson A. DWORKS and  
Recorded on 9-3, 1983  
See Deed Book # 1195, Page 983  
of Greenville County.

WHEREAS, Toby McAbee and Karen T. McAbee

(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 Three Thousand Five Hundred Twenty Eight Dollars and No Cents

Whereas the first payment in the amount of \$98.00 Ninety Eight Dollars (\$ 3528.00 ) due and payable Eight Dollars and no Cents will be due on the 2nd day of December 1983. Each additional payment in the amount of 98.00 Ninety Eight dollars and no cents will be due on the 2nd of each month until paid in full.

with interest thereon from  
T.M. 10M

at the rate of  
T.M. 10M

per annum to be paid  
T.M. 10M

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 lot of land situate on the southwestern side of Tammy Trail at the County of Greenville, State of South Carolina, being shown as lot 8 on a plat of Cherokee Mobile Homes Estate, dated November, 1973, prepared by Dalton & Neves Company, recorded in Plat Book 5D at page 27 in the RMC Office for Greenville County And having according to said plat the following metes and bounds, to-wit.

BEGINNING at an iron pin on the southwestern side of Tammy Trail at the joint front corner of Lot 7 and Lot 8 and running thence with Lot 7 S. 33-22 W. 215.7 feet to an iron pin at the joint rear corner of Lot 7 and Lot 8; thence N. 15-37 W. 327.9 feet to an iron pin on the southwestern side of Tammy Trail; thence with said Trail S. 56-47 E. 247.4 feet to the point of beginning.

THIS property is conveyed subject to all easements, restrictions, rights-of-way existing or affecting said property.

THIS is the same property conveyed to the Grantor by deed recorded in Deed Book 993 at Page 867 in the RMC Office for Greenville County on February 15, 1974.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA  
ON OCT 31 1983  
STAMP 00.57

400 3

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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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