

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagor's Title was obtained by Deed
From _____ and
Recorded on 11-10- 1969
See Deed Book # 1700, Page 291
of _____ County.

WHEREAS, Larry Dean Julian

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

First Family Financial Services

(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 seven hundred ninety and sixty cents Dollars (\$ 5709.60) due and payable

first payment due 12-24-69 and each 24th thereafter for a total of 60 payments.

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 Mortgagee 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 certain piece, parcel and tract of land, with all buildings and improvements thereon, containing 3.67 acres more or less and being located on the North side of a county road which leads in a Westerly direction off Berry Road near Fork Shoals in the County of Greenville, State of South Carolina and having the following description:

BEGINNING at an iron pin on the North side of a county road which leads in a westerly direction off Berry Road, joint front corner with property now or formerly of the Grantor and shown on a Plat of property of Harly Moore, et al; dated December 1969, made by Dalton & Neves, Engineers, and running thence along and with the line of said property N. 9-30 W. 693 feet to a point in a creek; thence along and with the said creek with the creek being the line S. 81-0 W. (approximately) 231 feet more or less to an iron pin; thence S. 9-30 E. 693 feet to an iron pin on a country road which point is the joint corner with lands now or formerly of J. M. Berry and W. P. Rodgers; thence with the North side of said county road N. 81-0 E. 231 feet to the point and place of beginning.

This conveyance is made subject to all restrictions, easements, rights-of-way of record, if any, affecting the above described property.

AMOUNT FINANCED \$5,000.00

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RECORDED
NOV 14 1969

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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 whomsoever lawfully claiming the same or any part thereof.