STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

VOL 1669 PAGE 145

MORTGAGE OF REAL ESTATE

3 35 PH 184 TO ALL WHOM THESE PRESENTS MAT CONCERN. Mortgagors Title was obtained by Deed From CLASSIC BUILDERS INC. and

Recorded on 2-28

See Deed Book # 1015, Page \_

of GREENVILLECounty.

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

FIRST FAMILY FINANCIAL SERVICES INC.

WHEREAS, HUGH C KAY AND PARELA S KAY

(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

THIRTEEN THOUSAND EIGHT HUNDRED TWENTY FOUR DOLLARS AND NO INTEREST 13,824.00 ) due and payable Where as the first payment in the amount of (144.00) One hundred forty four dollars and no cents will be due on the 27th day of July 1984, and each additional payment in the amount of (144.00) One hundred forty four dollars and no cents will be due on the 27th 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 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 scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and before the scaling and delivery of these presents and are into the Mortgagon its research and are interested and his there are a scaling and the scaling are all and release unto the Mortgagon its research and are interested. 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 certain piece, parcel or lot of land lying, in the State of South Carolina, County of Greenville, near Travelers Rest, shown as Lot No. 1 on plat of property of T. Walter Brasher, recorded in Plat book 4X at page 43 and having such courses and distances as will appear by reference to said plat.

This being the same property conveyed to mortgagor by deed of Classic Builders Inc., dated 2-28-75 and recorded 2-28-75 in Deed Book 1015, Page 89, in the office of the RMC for Greenville County SC.

AMOUNT FINANCED \$ 6923.91

DOC STAMPS \$ 2,80







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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.