BOOK 1541 PAGE 748

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 Joseph Dan Lynn & Linda Jo Brooks Lynn and Recorded on 6-17, 19 68. See Deed Book # 846, Page 486 of Greenville County.

WHEREAS, WE, Clifford E. Timms & Betty R. Timms

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services 742 Wade Hampton Blvd. Greenville,S.C. 29609

(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-one Thousand One Hundred-Twenty---------- Dollars ($ 21,120.00) due and payable In equal monthly installments of One Hundred Seventy Six($176.00)each. The first installment being due and payable on the 22nd Day of June 1981 and a like sum being due and payable on the 22nd day of each month thereafter until the entire amount is 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 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 certain lot of land in Paris Mountain Township,Greenville County state of SOUTH CAROLINA,being known and designated as Lot NO.8 of Paris Mountain Gardens shown on plat thereof recored in plat book EE page 7 of the RMC Office for Greenville County, surveyed April 11,1954 by R.W. Dalton,Engineer. For a more particular description, reference is made to the recorded plat.

BEGINNING at an iron pin onthe southeast side of Coleman Court,the front joint corner of Lots Nos. 7 and 8,and runningthence with the joint line on said lots S. 37-07 E. 177.05 feet to an iron pin; thence S. 29-08 W. 73.3 feet to an iron pin corner of Lot No. 9; thence with the line of said lot N. 37-07 W. 206.55 feet to an iron pin on the southeast side of Coleman Court; thence with the southeast side of said street N. 52.53 E. 67 feet to the beginning corner.

THIS is the same lot conveyed to grantors by Charles B. Powell by deed recored April 22,1963 in deed volume 721 page 80 of the RMC Office for Greenville County , S.C. and is conveyed subject to restrictions applicable to said subdivision recorded in volume 474 page 105 and to any recorded easements of rights of way.

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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