

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 LEONARD N GUTHRIE and
Recorded on Oct 4, 1977
See Deed Book # 1066, Page 170
of Greenville County.

WHEREAS, Mickey A. Guthrie

(hereinafter referred to as Mortgagor) is well and truly indebted unto
First Financial Services
742 Wade Hampton Blvd.
Greenville SC 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-Five-Thousand-Eight-Hundred Dollars and no Cents

Dollars (\$25800.00) due and payable
Two Hundred Fifteen (215.00) Dollars and No Cents due on the 27th of July 1981 and
Two Hundred Fifteen (215.00) Dollars and No Cents Due on the 27th of each mon the
Thereafter until paid in full.

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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
BEGINNING at an iron pin on the joint front corner of Lots 15 and 16 on the Northern side of Morris Street; and renning thence N. 25-30 E. 211.4 feet to an iron pin on an alley; thence S. 85-34 E. feet to an iron pin; thence S. 13-55W. 275.5 feet to an iron pin on the northern side of Morris Street; thence along the Northern side of Morris Street, N. 59-03 W. 47.8 feet ot an iron pin; thence continuing along the Northern side of Morris Street; thence along the Northern side of Morris Street, N. 41-58 W. 60 feet to an iron pin; thence continuing along the Northern side of Morris Street N. 43-41 W. 17 feet to an iron pin, the point of begining.

As a part of the consideration hereof, the Grantee assumes and agrees to pay, according to its terms that certain note and mortgage give to F first Federal Savings & Loan Association recoded in Mortgage Book 968 at Page 541 and mortgage to Childers & Bratton recorded in Mortgage Book 968 at Page 541 and mortgage to Childers and Bratton recorded in Mortgage Book 1027 at page 320.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 888 page 72. This coneyance is amde subject to any restrictions and easements that may appear of record in the recorded plat or on the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 64.90

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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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