BOOK 1557 PAGE 473

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
3 15 PM '81
DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David A. Sullivan and Carol M. Sullivan

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST FINANCIAL SERVICES, INC. 742 Wade Hampton Blvd. Greenville, SC, 29609

Mortgagors Title was obtained by Deed From Robert L. Reid and Maggie L. Recorded on 11/20, 19 78. See Deed Book # 1092, Page 278 of Greenville County.

(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

Nine Thusand and Sixty Dollars and No/100 Dollars ($ 9060.00) due and payable
Whereas, the first payment in the amount of One Hundred and fifty-one dollars (151.00)
will be due on December 10, 1981 and each additional payments in the amount of
One hundred and fifty-one dollars (151.00) will be due on the 10th 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 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 piece, parcel or lot of land, with all buildings and improbements, situate, lying and being on the southern side of Fleetwood drive, in Greenville County, South Carolina, being shown and designeated as lot No. 35 on a plat of Magnolia Acres made by Piedmont Engineering Sercice dated February 1955 recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book GG at page 133, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the grantors herein by deed LeVaughn A. Ross recorded in Deed Book 1042 at page 61 on August 30, 1976, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive convenants reserved on plats and other instruments of public record and actually existing on the grown affecting said property.

As a part of the consideration of thes deed the grantees agree and assume to pay in full the indebtedness due to a note and mortgage given to Carolina National Mortgage Investment Co., Inc., by the grantors herein covering subject property in the original sum of 22,500.00 recorded in Mortgage Book 1376 at page 601, which has a present balance due in the sume of $

As a further part of the consideration of the deed, the grantors herein assign, transfer, and set over unto the grantees herein all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
22.35

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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