Amount Financed $2536.92

FILED
JUN 2 1982
Dennie S. Tankersley
R.M.C.

BOOK 1571 PAGE 699

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 MARY LOUISE NASH KONDROS
Recorded on May 22, , 19 78 .
See Deed Book # 1079 , Page 630
of GREENVILLE County.

WHEREAS, HARRY SHERMAN ADAMS AND GAIL ABERCROMBIE ADAMS
(hereinafter referred to as Mortgagor) is well and truly indebted unto

FIRST FINANCIAL SERVICES INC.

(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

Three thousand two hundred and two dollars and ninty-one cent. Dollars ($ 3202.91) due and payable

Where as of 1st payment in the amount of (143.91) one hundred-fourty-three dollars and ninty one cent. Will be first due on 07/01/82 and each additional payment in the amount of(133.00) one-hundred-thirty-three dollars. will be due on the 1st of each month until paided 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,

All of that lot of land in Gantt Township, greenville county, State of South Carolina, on Kondros Circle, containing on acre and being more fully described as follows according to plat entitle Survey for Harry Sherman and Gail Adams, prepared by Enwright Associates, Inc. on April 19, 1978, which plat is recorded in the R. M. C. Office for Greenville County in plat book G P at page 38:

BEGINNING at an iron pin on Kondros Circel, joint corner with property of Ernest Abercrombie et al , and running thence with the line of Abercrombie, S. 79-43'-30" E. 278.33 feet to iron pin, thence with other property of the grantor herein S. 14-00 w/ 165.88 feet to iron pin, thence with other property of the grantor herein N. 76-00 W. 277.74 feet to iron pin on Kondros Circle; thence with Kondros Circle N. 14-00 E. 147.80 feet to the beginning corner.

This is a portion of that property conveyed to Gus Kondros by deed of Susie Dandy, dated March 9, 1946, and recorded March 9, 1946 in the R. M. C. office for Greenville County in Deed Book 288 at page 317.

This is a portion of that property devised to Mary Louise Nash Kondros by will of Gus Kondros on file in the Office of the Probate Court for Greenville County in Apt. 1371, File 31. Gus Kondros died February 20, 1975.

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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