

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE S.C.
OCT 18 11 35 AM '83
DONALD B. HENLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From First Family Financial Services

Recorded on OCT. 13, 1983

See Deed Book # 1197, Page 704
of Greenville County.

WHEREAS, Ernest E. Sessions and
Elaine Sessions

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

First Family 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

One Hundred Four Thousand Thirty Seven and 60/100----- Dollars (\$ 104,037.60) due and payable
in monthly installments of Four Hundred Thirty Three Dollars and forty nine cents (433.49)
the first installment falling due on 11/21/83 and the same amount on the 21st of each month
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

ALL THOSE LOTS OF LAND, SITUATE, LYING AND BEING ON SUTTON DRIVE, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AS LOTS 53, 54 AND 55, BLOCK D, MAYFAIR ESTATES; ON A PLAT THEREOF RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK S, AT PAGES 72 AND 73. REFERENCE IS MADE TO SAID PLAT FOR A COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS SET BACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHT OF WAY, IF ANY AFFECTING THE ABOVE PROPERTY.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
OCT 18 1983
STAMP
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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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