

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 27 4 18 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1395 PAGE 849

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Fred E. Ensley, Jr. and Yvonne O. Ensley (herein "Borrower") and the
Mortgagee First Citizens Bank and Trust Company
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Seven-thousand, eight-hundred forty-four & 34/100 Dollars (\$ 7,844.34) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in forty-two (42) monthly installments @ \$186.77 per month beginning June 2, 1977.

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Seven-thousand, eight-hundred forty-four & 34/100 Dollars (\$ 7,844.34);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that 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, being known and designated as Lot 136 of a subdivision known as Colonial Hills, Section 3 as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 91 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 135 and 136 on the northern side of Ardmore Drive and running thence with the joint line of said lots, N. 11-44 W. 185.0 feet to an iron pin, joint rear corner of Lots 135 and 136; thence with the rear line of Lots 121 and 120, S 67-29 W. 101.4 feet to an iron pin, joint rear corner of Lots 136 and 137; thence with the joint line of said lots, S. 15-00 E. 170.0 feet to an iron pin on the northern side of Ardmore Drive; thence with the northern side of Ardmore Drive, N. 75-53 E. 90.0 feet to the point of beginning.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

This is the same property as that conveyed to the Mortgagors herein by deed from J. P. Medlock recorded in the RMC Office for Greenville County in Deed Book 839 at Page 456 on March 13, 1968.

The mailing address of the Mortgagee's herein is P. O. Box 3028, Greenville, S. C. 29602.

4328 RV-2