

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. WAREWELLY  
RECORDER

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUSAN W. HUFFMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of South Carolina

(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 Thousand and NO/100ths . . . . . Dollars (\$ 9,000.00 ) due and payable

in six (6) months from date of this Mortgage with an option on the part of the Mortgagor to renew for an additional six (6) months

with interest thereon from June 8, 1977 at the rate of 7 3/4% OR per centum per annum, to be paid: 1% over prime

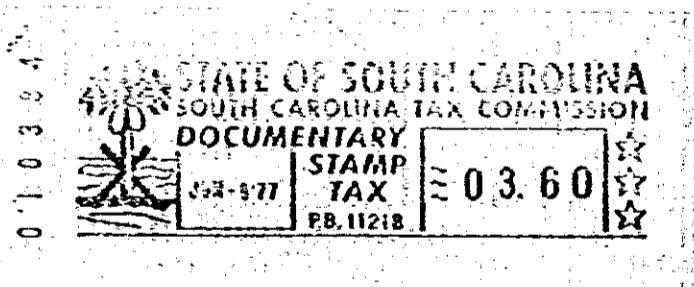
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on the Southeastern side of Rockwood Drive being known and designated as Lot No. 4 on a plat of Section One, Meyers Park dated August 27, 1976 by C. O. Riddle, Surveyor, and recorded in Plat Book 5-P at Page 53 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Rockwood Drive, joint front corner of Lots Nos. 3 and 4 and running thence with the joint side lot line of said lots S. 77-42 E. 202.0 feet, more or less, to a point at the rear of said lots; thence along the rear of Lot No. 4 S. 7-59 W. 98.39 feet, more or less, to a point joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots S. 87-41 W. 188.42 feet, more or less, to a point on the Northeastern side of Rockwood Drive joint front corner of said lots; thence with said Drive N. 4-59 E. 148.45 feet, more or less, to the beginning corner.

DERIVATION: This being a part of that same property conveyed to HBA Properties, Inc. by deed of Hazel Lee Jenkinson and Annie C. Jenkinson by deed dated October 1, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1044 at Page 321 on October 8, 1976. This being that same property conveyed to Susan W. Huffman by HBA Properties, Incorporated dated this date.



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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