

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

300 26 3 51 PM '77
BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, STEVEN H. THOMPSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **FIRST CITIZENS BANK & TRUST COMPANY**

(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 **FIVE THOUSAND FOUR HUNDRED EIGHT AND 16/100-----**

Dollars \$ 5,408.16

in 48 monthly installments of \$112.67 each, commencing September 1, 1977,

with interest thereon from _____ date at the rate of 12.67 per centum per annum, to be paid monthly

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 to pay other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time or 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 Mortgagee in hand well and truly paid by the Mortgagor 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, in Austin Township, containing 3.57 ACRES, more or less, and having the following metes and bounds according to a survey made by John C. Smith, June 22, 1977:**

BEGINNING at a nail and cap in McKinney Road at corner of property now or formerly of Hughes and running thence N. 50-14 E. 219.15 feet to an iron pin; running thence with the branch as the line the following courses and distances: S. 78-01 E. 125.5 feet; S. 56-10 E. 117.4 feet; S. 53-15 E. 294.2 feet; S. 42-59 E. 143.6 feet to iron pin at corner of other property of Ed Cape; thence S. 49-35 W. 199.2 feet to a nail and cap in McKinney Road; thence along through McKinney Road, N. 57-12 W. 465.3 feet to a nail and cap; thence continuing with said Road, N. 58-36 W. 210 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Edward M. Cape and Adell L. Cape of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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PP. 11213

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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