

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
19 4 08 1977

MORTGAGE OF REAL ESTATE

1416 REC 203

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Mary Ann Snyder

hereinafter referred to as Mortgagee) is well and truly indebted unto First Citizens Bank and Trust Company

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Five Thousand Six Hundred Fifty and 20/100

Dollars \$5,650.20 due and payable

at the rate of \$94.17 per month beginning December 15, 1977 and continuing on the 15th day of every month thereafter until paid in full for a period of 5 years with interest due as shown on note executed this date.

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

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

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, as hereafter mentioned therein, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Buncombe Road leading from Greenville to Travelers Rest, South Carolina, and being more particularly described by metes and bounds, to-wit:

Beginning at an iron pin at the joint rear corner of Lot of C. E. & Mary Ann Snyder, being 252.9 feet from an iron pin on corner of Buncombe Road; running thence N.75-07 E. 121 feet to an iron pin; thence S.06-32 E. 145.5 feet to an iron pin at the corner of a private drive; thence S.83-23 E. 120 feet along private drive to an iron pin; thence S.06-32 W. along rear line of property of C. E. and Mary Ann Snyder, 159.6 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from Nell T. Ward recorded in the RMC Office for Greenville County in Deed Book 890 at Page 189 on May 19, 1979.

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

1977 NOV 28 127

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 such 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-2