

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EDWARD J. NASSER AND LEROY NASSER

hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK AND 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 SIX THOUSAND AND NO/100-----

----- Dollars \$ 6,000.00 due and payable
 in sixty (60) equal monthly installments of \$135.37 commencing on February 1, 1978
 and on the first (1st) day of each month thereafter

with interest thereon from February 1, 1978 at the rate of 12.50 per centum per annum, to be paid in sixty (60) equal payments commencing on the 1st day of February, 1978 and the last to be paid on 1st day of February, 1983.

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 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 Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account to 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 Mortgagor, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter acquired thereon, situate, lying and being in the State of South Carolina, County of Greenville known as Lot No. 3 of Subdivision of Durean Heights, plat of which is recorded in the REC Office for Greenville County, in Plat Book D, at Page 67, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the West side of Smythe Street (formerly National Highway) at the corner of Lot No. 2 and running thence with the line of Lot No. 2, N. 54-15 W. 129 feet to a stake, the joint corners of lots 2 and 3, 21 and 22; thence with the line of Lot No. 21, S. 34-15 W. 60 feet to a stake to corner of Lot No. 4; thence S. 54-15 E. 138 Feet to a stake on Smythe Street (formerly National Highway) and thence along said street to the beginning corner and being the same property conveyed to the mortgagors by way of a deed of J.J. Perry on the 11th day of January, 1966 and being recorded in Deed Book 789, at Page 621.

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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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