

Mortgagee's Address: P.O. Box 3028, Greenville, S.C. 29602

MORTGAGE OF REAL ESTATE—Office of W. W. Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE CO. S. C.
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DONNIE TANKERSLEY
S.M.C.

BOOK 1433 PAGE 362

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert C. Jones

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the 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 Thirteen Thousand Five Hundred and no/100----- DOLLARS (\$13,500.00) with interest thereon from date at the rate of 11½ per centum per annum, said principal and interest to be repaid as follows: In sixty (60) equal monthly installments of Two hundred ninety-seven and no/100 (\$297.00) dollars principal and interest, payable commencing June 26, 1978, and on the 26th of each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situated and being on the East side of Paris Mountain, Chick Springs Township, Greenville County, State of South Carolina containing 1.77 acres and designated as Lot No. 10 as shown on survey of Section 2 Montverde made by C.O. Riddle November 1956, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Montverde, joint front corners of Lots 9 and 10 and running thence N. 74-14 E. 281.6 feet to an iron pin, joint rear corners of Lots 9 and 10; thence N. 14-52 W. 285.8 feet to an iron pin, joint rear corners of Lots 10 and 11; thence S. 62-12 W. 349.4 feet to an iron pin, joint front corners of Lots 10 and 11; thence S. 28-02 E. 44.5 feet to an iron pin; thence S. 33-30 E. 93.8 feet to an iron pin; thence S. 27-25 E. 81.7 feet to an iron pin, the beginning point.

This is the same property conveyed to Mortgagor by deed of W. W. Johansen and Patricia R. Johansen recorded in Deed Book 1031 at Page 73 on February 3, 1976.

STAMP
TAX
05.40
FEB. 11 1978

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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