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Greenville, S. C. 29602

BOOK 1433 PAGE 735

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 31 2 35 PM '78
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Charles L. Winn and Mary F. Winn,

(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 Four Thousand Four Hundred and NO/100

Dollars (\$ 4,400.00) due and payable

in accordance with the terms of a certain promissory note executed herewith

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

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:

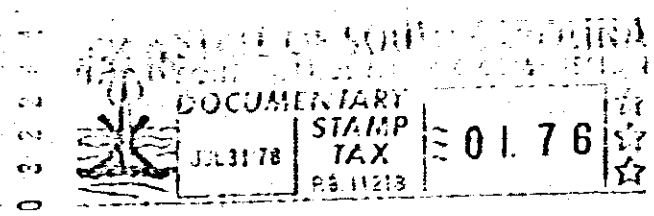
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 northwestern side of Coventry Lane in the City of Greenville, known and designated as Lot No. 61 on plat of property of Central Development Corporation recorded in the R.M.C. Office for Greenville County in Plat Book BB, at pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Coventry Lane at the joint front corner of Lots 61 and 62 and running thence with the joint line of said lots, N. 85-07 W. 152.4 feet to a point; thence N. 27-34 E. 122.57 feet to a point at the joint rear corner of Lots 61 and 60; thence with the joint line of said lots, S. 78-24 E. 116.7 feet to a point on the northwestern side of Coventry Lane; thence with Coventry Lane, S. 11-05 W. 100 feet to the point of BEGINNING.

This is the same property conveyed to Charles L. Winn and Mary F. Winn by deed of Donald B. Dillard and Sandra B. Dillard dated February 17, 1977, and recorded in the R.M.C. Office for Greenville County on the 18th day of February, 1977, in Deed Book 1051, at page 235.

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Together with all and singular rights, members, hereditments, 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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