

X

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1450 PAGE 922

7. Main St. City
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1971 4 29
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SARA J. ADDIS

(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 Seventeen thousand eight hundred seventy-seven and 60/100ths-----

DOLLARS (\$ 17,877.60),

~~with interest thereon from date of the note to the date of payment in full and to be repaid in equal monthly installments~~
XXXXXX

which includes interest at the Annual Percentage Rate of 13.25%. Said principal and interest to be repaid in equal monthly installments in the amount of \$297.96, commencing December, 15, 1978, *S. C.*

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 northeastern side of Pendleton Road (also known as Saluda Dam Road & Cox Bridge Road) in or near Pendleton Heights and being described, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Pendleton Road and Gentry Street and running thence with Gentry Street N. 33-35 E. 300.0 feet to an iron pin; thence S. 55-33 E. 157.0 feet more or less to an iron pin; thence S. 33-35 W. 300.0 feet to an iron pin on Pendleton Road; thence along said road N. 55-30 W. 157.0 feet to the point of beginning.

DERIVATION: Deed of Frank C. Johnson, recorded April 22, 1969 in Deed Book 866 at Page 411, Deed of Frank C. Johnson, Jr., recorded January 11, 1971 in Deed Book 906 at Page 136 and Deed of Elizabeth J. Robertson recorded January 11, 1971 in Deed Book 906 at Page 139.

THIS MORTGAGE is secondary and junior in lien to that mortgage originally executed by Sara J. Addis to Carolina Federal Savings and Loan Association, Greenville, South Carolina, on January 6, 1971, in the original amount of \$5,500.00, recorded January 11, 1971 in Mortgage Book 1177 at Page 569, having a present balance of approximately \$310.75.

RECEIVED
STATE TAX
07

Together with all and singular the rights, memoers, 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.

6070
NR 21 79
720
10001

0922

4328 RV-2