

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 1 12 06 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elizabeth Grier Gower

(hereinafter referred to as 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

SIXTY THOUSAND and no/100 Dollars (\$ 60,000.00 ) due and payable

in accordance with the terms of the mortgagor's Note of even date herewith and final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of March, 1982

with interest thereon from March 1, 1979 at the rate of 12 1/2 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

All that certain piece, parcel, or lot of land in the City of Greenville, South Carolina, on the Northern side of Ridgeland Place (now or formerly known as Anglewood Street) designated as Lots No. 26, 25, 24, and 23 and shown on a plat made February 1926, by Dalton and Neves, Engineers, of property of W. C. Cleveland known as Cleveland Terrace; and which plat is recorded in the R.M.C. Office of Greenville County, South Carolina, in plat book G at page 210, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northeast corner of the intersection of McDaniel Avenue and Ridgeland Place (now or formerly known as Anglewood Street) and running thence along the Northern side of said Ridgeland Place, South 73° 22' East 50 feet to a point; thence continuing along Ridgeland Place, South 61° 31' East 60 feet to a point; thence continuing with Ridgeland Place, South 46° 13' East 70 feet to a point; thence continuing along Ridgeland Place, South 42° 17' East 49 feet to a point; thence still along Ridgeland Place South 69° 55' East 37 feet to an iron pin at the joint corner of Lots No. 22 and 23; thence with the line of Lot 22, North 18° 28' East 274.5 feet to an iron pin on the South side of a 15 foot alley; thence continuing along the Southern line of said alley, North 69° 18' West 269.2 feet to an iron pin; thence South 23° 26' West 59.9 feet to an iron pin; thence South 8° 39' West 111.2 feet to an iron pin; thence North 81° 21' West 10 feet to an iron pin; thence South 8° 39' West 50 feet to the beginning corner.

The said property is subject to any easements, rights of way, restrictions, or reservations which may appear of record.

This is the identical property inherited by the mortgagor, Elizabeth Grier Gower from Jane Gower Huntington, who died testate in Greenville County, South Carolina, on December 11, 1972, and whose Will was admitted to probate and filed in the Greenville County Probate Office in apartment 1262, file 9. The said Jane Gower Huntington acquired the above mentioned lots of land by three Deeds from W. C. Cleveland, which Deeds were given on March 24, 1930, April 19, 1928, and June 11, 1935, and recorded respectively in the R.M.C. Office of Greenville County, South Carolina, in Deed Books 137 at page 303, 138 at page 218, and 179 at page 396.

Mortgagor's address: 56 Ridgeland  
Greenville, S. C.

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.

DO 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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