

MORTGAGE OF REAL ESTATE -

FILED

BOOK 1495 297

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY S.C.

5 11 4 14 PM '80

MORTGAGE OF REAL ESTATE

DONNIE W. BENTLEY
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Evelyn Eileen Wallace

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank & Trust Company, Greenville 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 Five Thousand and no/100ths-----Dollars (\$ 5,000.00) due and payable

with interest thereon from February 6, 1980 at the rate of as set forth in said promissory note, to be paid in 60 equal monthly installments as set forth in said note.

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 southern side of Dellwood Drive in the City of Greenville, being shown and designated as Lot 7 on a plat of the Property of C.A. Harvin, Jr. and J. K. Buff, made by Dalton & Neves, Engineers dated August, 1952 recorded in the RMC Office for Greenville County, South Carolina, in Plat Book CC, Page 143, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Mortgagor by deed of W. G. Heacox as recorded in Deed Book 974, Page 456 in the RMC Office for Greenville County, South Carolina on May 14, 1973.

This mortgage is junior and second in lien to that note and mortgage given by W. G. Heacox to C. Douglas Wilson, Co. as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 810, Page 571 on December 10, 1959, and thereafter, on April 26, 1973 Mortgagor assumed said note and mortgage as part of the consideration paid.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE W. BENTLEY
R.M.C. \$ 5,000.00

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.

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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