

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary Ann Snyder

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and 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 Twenty-One Thousand and No/100-----

-----Dollars (\$ 21,000.00) due and payable at the rate of \$317.68 per month beginning March 30, 1980, and continuing each and every month thereafter until paid in full for a period of ten (10) years with payments to be applied first to interest and balance to principal, together

with interest thereon from date at the rate of thirteen per centum per annum, to be paid: monthly.

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, the Mortgagee's heirs, 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, in Paris Mountain Township, on the east side of Buncombe Road leading from Greenville to Travelers Rest and having the following metes and bounds according to plat made by Dalton & Neves, dated July 16, 1947, to-wit:

BEGINNING at a point in the center of Buncombe Road and running thence with the line of property now or formerly of Susan Roe Childress, N.83-28 E. 250 feet to an iron pin in line or other property now or formerly of Nell T. Ward; thence with the line of said property, S.06-32 E. 80 feet to an iron pin; thence S.83-28 W. 250 feet to a point in the center of Buncombe Road; thence with the center of Buncombe Road, N.06-32 W. 80 feet to the point of beginning.

THIS is the same property as that conveyed to Eloise T. Marshbanks by deed from Mary Ann Snyder and Chester E. Snyder recorded in the RMC Office for Greenville County in Deed Book 410 at Page 441 on March 31, 1950. Eloise T. Marshbanks is deceased and reference is made to the Estate of Eloise T. Marshbanks on recorded in the Probate Court for Greenville County in Apartment 1141 at File 3.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Buncombe Road leading from Greenville to Travelers Rest and being more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lot of C. E. & Mary Ann Snyder, being 252.9 feet from an iron pin on corner of Buncombe Road and running thence N.75-07 E. 121 feet to an iron pin; thence S.06-32 E. 145.5 feet to an iron pin at the corner of a private drive; thence S.83-28 E. 120 feet along private drive to an iron pin; thence S.06-32 W. along rear line of property of C. E. and Mary Ann Snyder, 159.6 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Nell T. Ward recorded in the RMC Office for Greenville County in Deed Book 890 at Page 189 on May 19, 1970.

THE mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, South Carolina 29602.

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 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 is 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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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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