

MORTGAGE OF REAL ESTATE

BOOK 1585 PAGE 980

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 66

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

WHEREAS, Donald R. Hill and Alice Hill

(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 Seven Thousand Seven Hundred Eighty-Two and 60/100-----

-----Dollars (\$7,782.60) due and payable

as provided for in Promissory Note executed of even date herewith

~~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, shown on a plat of property of Lettie Mae Coster, made by C. O. Riddle, Reg. L. S., dated March 19, 1971, recorded in the RMC Office for Greenville County at Plat 4-I at Page 129 and having, according to said plat, the following metes and bounds, to-wit:~~

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, shown on a plat of property of Lettie Mae Coster, made by C. O. Riddle, Reg. L. S., dated March 19, 1971, recorded in the RMC Office for Greenville County at Plat 4-I at Page 129 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint corner of the within described property and that certain tract designated as that of Dorothy Hart and running thence S.34-00 W. 40 feet to a spike; thence S.11-31 W. 375.8 feet; thence N.70-24 W. 28.3 feet; thence N.70-24 W. 416.5 feet to Claude D. Crain line; thence with Crain line, N.43-51 E. 42.2 feet to a stone; thence N.43-51 E. 471.5 feet to an iron pin at Dorothy Hart line; thence with Hart line, S.51-10 E. 173.3 feet to an iron pin; thence N.51-10 W. 24.2 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on Few's Bridge Road, shown on plat of Property of Lettie Mae Coster, prepared by C. O. Riddle, Reg. L. S., dated March 19, 1971, containing 1.00 acres, recorded in the RMC Office for Greenville County at Plat Book 4-I at Page 129, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the western corner of the within described property and that property now or formerly of Betty Banks, and running thence with Crain line, N.43-51 E. 77 feet; thence with Manous line, N.45-45 E. 36 feet; thence with Few line, N.43-18 E. 196.6 feet to a stone; thence with Manous line, S.38-50 E. 126 feet to a spike in Few's Bridge Road; thence S.34-00 W. 282.5 feet to a point in Few's Bridge Road; thence N.51-10 W. 24.2 feet to an iron pin; thence with Betty Banks line, N.51-10 W. 173.3 feet to the point of beginning.

THE above described property is that same property conveyed to the Mortgagors herein by deed from James David Coster recorded in the RMC Office for Greenville County in Deed Book 974 at Page 96 on May 7, 1973, and deed from Dorothy Coster Hart recorded in the RMC Office for Greenville County in Deed Book 976 at Page 331 on June 8, 1973.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
MAY 10 1973

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 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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