

NET PROCEEDS OF LOAN \$4,000.00

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PATRICIA K. GARRISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK OF MAULDIN, SC

(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 FOUR THOUSAND TWO HUNDRED TWENTY TWO AND 78/100 Dollars (\$ 4,222.78 ) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

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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 Mortgagee 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, being shown and designated as Lot 7 on a plat entitled Wendy Lane prepared by C. O. Riddle, RLS, dated August 8, 1972, recorded in Plat Book 5D, Page 7 in the RMC Office for Greenville County in and being more particularly described in accordance with said plat as follows:

BEGINNING at an iron pin on the northern side of Wendy Lane and running thence along the joint boundary line of Lots 6 and 7 N. 8-58 E., 375.1 feet to an iron pin, joint rear corner of said Lots; thence along the rear of Lot 7 S. 77-46 E., 135.2 feet to an iron pin, joint rear corner of Lots 7 & 8 S. 8-58 W., 367.4 feet to an iron pin, joint front corner of said Lots on Wendy Lane; thence with said Lane N. 81-02 W., 135 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Patricia K. Garrison to be recorded on even date herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whatsoever lawfully claiming the same or any part thereof.

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