

340 N. Main St., Greenville
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 14 3 14 PM '81
DONNIE TANKERSLEY
R.M.C.

1981 JAN 14

WHEREAS, SUSAN W. HUFFMAN

(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-Two Thousand Five-hundred and no/100ths----- Dollars (\$ 22,500.00) due and payable

with interest thereon from Jan. 5, 1981 at the rate of as shown on note. 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 Greenville

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Church Street, being a portion of Lots 39, 40, 41, Block B of a subdivision known as Cagle Park, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book C at Page 328 and having, according to survey prepared by C. O. Riddle, dated December 30, 1961, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Church Street, approximately 5 feet south from Tindal Avenue at the corner of Lot 38 and running thence with the line of said lot, S. 8-10 E. 146.1 feet to an iron pin in the line of Lot 8, running thence S. 88-39 W. 73.8 feet to a point at the corner of Lot 7, thence with the line of said lot, S. 73-42 W. 34-8 feet to an iron pin on Church Street, thence with the eastern side of Church Street, N. 28-56 E. 178.4 feet to the point of beginning.

Derivation: Same conveyed to Susan W. Huffman by deed of Wilkins Norwood by deed dated and recorded concurrently herewith.

SCTO --- 1 JA 6 81 1334

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 9.00
FEB 1981

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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