

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA } FILED } 20. S. C. } MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } R. M. C. } 31 PH '81 } ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA ANNERSLEY  
R.M.C.

WHEREAS, W. Earle Swanger and Linda G. Swanger

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust

(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 Six Thousand Five Hundred and no/100ths----- Dollars (\$ 6,500.00 ) due and payable

according to the terms of the Note of even date

with interest thereon from date at the rate of 16.50% 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 her-by 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 those lots of land in the County of Greenville, State of South Carolina, shown as Lots 13 and 14 on plat of Rolling Acres recorded in the R.M.C. Office for Greenville County in Plat Book UUU at page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dahlgreen Lane at the corner of Lot No. 15 and running thence along said Lane, N. 11-20 E. 177.9 feet to an iron pin; thence along the curve of said Lane, the chord of which is N. 27-30 E. 61 feet to an iron pin; thence along the curve of said Lane, the chord of which is N. 58-42 E. 65.3 feet to an iron pin; thence with said Lane, N. 71-26 E. 98.1 feet to an iron pin; thence S. 11-20 W. 329.6 feet to an iron pin; thence N. 78-40 W. 150 feet to the point of beginning and being the same property conveyed to the Mortgagors herein by deed of Clyde A. Robertson and Margaret Z. Robertson, dated March 4, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 910 at page 87.

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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 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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