

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GR: FILED  
3 39 PM '83  
RMC OFFICE  
GREENVILLE

1595-513

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Samuel E. Long and Shirley C. Long

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of South Carolina, P.O. Box 3028, Greenville, S.C. 29602

(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 Three Thousand Five Hundred and no/100-----

----- Dollars (\$23,500.00 ) due and payable

in 96 equal monthly installments of FourHundred Thirty Five and 43/100 (\$435.43) Dollars, principal and interest, beginning March 25, 1983, and continuing on the same day each month thereafter until paid in full including ~~96% interest thereon from~~ date at the rate of sixteen per centum per annum, to be paid: as stated above and in said promissory note.

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:

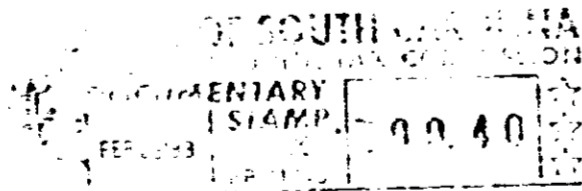
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lots Nos. 18 and 19 of the property of A.M. Bridges known as Woodruff Road Heights as shown on plat thereof prepared by Jones Engineering Service dated May 12, 1971, recorded in the RMC Office for Greenville County in Plat Book 4 G, at page 159, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Angie Lane, joint front corner of Lots 17 and 18, and running thence with the joint line of said lots, N.73-00W., 350 feet to an iron pin, joint rear corner of Lots 17 and 18; thence with the rear line of Lot 18, N.17-00E., 200 feet to an iron pin, joint rear corner of Lots 18 and 19; thence with the rear line of Lot 19, N.17-00E., 100 feet to an iron pin; thence N.28-15E., 126 feet to an iron pin on the bank of the branch which is the property line; thence with the branch the line, the traverse of which is S.64-25E., 78 feet to an iron pin; thence leaving said branch and running N.86-28E., 116 feet to an iron pin on the bank of said branch; and running thence with the branch as the line, a traverse line of which is S.75-30E., 136.5 feet to an iron pin on the bank of said branch on the western side of Angie Lane; thence with the western side of Angie Lane, S.17-00W., 459 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of A.M. Bridges on June 20, 1972, said deed being recorded on June 21, 1972, in the RMC Office for Greenville County in Deed Book 946, at page 539. This mortgage is subordinate and junior in lien to that mortgage given by the mortgagors herein to First Federal Savings & Loan Association, said mortgage being recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1238, at page 181.

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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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