

STATE OF SOUTH CAROLINA

COUNTY OF

FILED
GREENVILLE S.C.
APR 29 3 45 PM '83
JONNIE S. TAYLOR
R.M.C.

BOOK 1604 PAGE 245

S.C. STATE HOUSING AUTHORITY
MORTGAGE OF REAL ESTATE

THIS MORTGAGE is made this 26th day of April, 19 83
between the Mortgagor Fred J. Smallwood and Peggy B. Lemmons
(herein "Borrower"), and the Mortgagee, First Citizens Bank & Trust Company of
South Carolina,
a corporation organized and existing under the laws of South Carolina,
whose address is P. O. Box 11757, Columbia, South Carolina 29211
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$43,700.00 Dollars,
which indebtedness is evidenced by Borrower's Note date April 26, 1983 (herein "Note"),
providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner
paid, due and payable on May 1 ~~2013~~

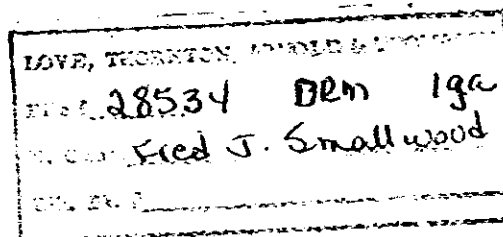
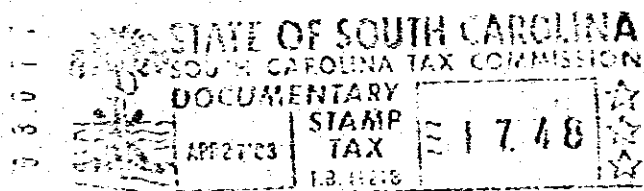
For monthly installments see schedule A attached

TO SECURE to Lender: (a) the repayment of the indebtedness evidenced by the Note with interest thereon,
the payment of all other sums with interest thereon, advanced in accordance herewith to protect the security of
this Mortgage, and the performance of the covenants and agreements of Borrower herein contained; and (b) the
repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21
hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender and Lender's
successors and assigns the following described property located in the County of Greenville,
State of South Carolina:

All that certain piece, parcel or lot of land situate, lying
and being in the Town of Simpsonville, County of Greenville,
State of South Carolina and being shown and designated as
Lot No. 45 on a plat of WESTWOOD SOUTH Subdivision, Section 2,
prepared by Piedmont Engineers and Architects and Planners,
recorded in the RMC Office for Greenville County in Plat Book
7C at Pages 65 and 66, and having, according to a more recent
plat entitled "Property of Fred J. Smallwood and Peggy B. Lemmons"
prepared by Freeland & Associates, dated April 26, 1983, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Willow Branch
Drive at the joint front corner of Lots 45 and 56 and running
thence with the eastern side Willow Branch Drive N. 13-58 W.
72.45 feet to an iron pin; thence continuing with Willow Branch
Drive, N. 0-02 W. 73.10 feet to an iron pin; thence N. 68-16 E.
33.28 feet to an iron pin on the Southwest side of Pinonwood
Drive; thence with the Southwest side of Pinonwood Drive,
S. 50-15 E. 168.0 feet to an iron pin; thence S. 13-58 E.
12.40 feet to an iron pin at the joint rear corner of Lots 45
and 46; thence with the line of Lot 46, S. 76-03 W. 150.0 feet
to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by
deed of Benton J. Box, Jr. and Renee C. Box dated April 26,
1983 and recorded in the RMC Office for Greenville County in
Deed Book 1187 at Page 267.



which has the address of 105 Willow Branch Drive, Simpsonville, SC 29681
(herein "Property Address").