

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAY 5 2 36 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE J. SLEY
R.M.C.

WHEREAS, Otis L. Abercrombie and Caroline K. Abercrombie

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company of South Carolina, it's successors and assigns, whose address is 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 principal sum of Ten Thousand and no/100**** Dollars (\$10,000.00) due and payable

in ninety six (96) equal monthly payments of One Hundred Seventy Nine and 45/100 (\$179.45) Dollars each, beginning June 4, 1983, with a like payment on the same day of each month thereafter until paid in full.

Said payments include ~~interest thereon from~~ date at the rate of fifteen per centum per annum, to be paid:

as stated above and in the 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, on the northern side of West Circle Drive in the Town of Simpsonville, being known as lot no. 3 on a plat of the Property of George W. Webb, and being shown as Property of Terry E. Norris on a plat made by R.B. Bruce, Surveyor, dated June 5, 1972, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4Q, Page 144, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the mortgagors herein by deed of Terry E. Norris on July 21, 1978, said deed being recorded in the RMC Office for Greenville County, S.C., on July 24, 1978, in Deed Book 1083, at page 660.

This mortgage is subordinate and junior in lien to that mortgage given by the mortgagors herein to Panstone Mortgage Service, Inc., in the original amount of \$22,900.00. Said mortgage was recorded in the RMC Office for Greenville County, S.C., on July 24, 1978, in Real Estate Mortgage Book 1439, at page 5.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
MAY-583 TAX \$04.00

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.