

JUN 22 2 1983

BOOK 1612 PAGE 579

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David Leon Weidenbach

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company of South Carolina

(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 Four Thousand Four Hundred Seventy-Four and 80/100----- Dollars (\$ 4,474.80) due and payable

in eighteen (18) equal, monthly installments of \$248.60 each commencing July 16, 1983, and continuing on the 16th day of each and every month thereafter until same is paid in full

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: monthly.

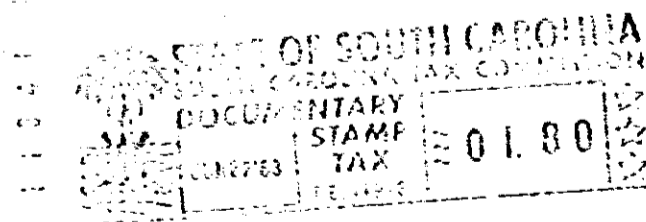
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel, and lot of land situate in Saluda Township, Greenville County, State of South Carolina, located on Watson Mountain Road, Northwestern side (S.C. Highway #177) and consisting of 5.6 acres as shown on that plat prepared by Lindsey & Associates, RLS, dated December 14, 1981, entitled "Surveyed for Myrtle Lee" and having the following metes and bounds, to-wit:

BEGINNING at a point 800 feet more or less in a Southwestern direction from U. S. Highway #25 in the middle of Watson Mountain Road and continuing in a Southwestern direction down the middle of said road, S. 47-47 W. 16.48 feet; S. 43-30 W. 100.03 feet; S. 39-42 W. 100.03 feet; S. 36-11 W. 70.07 feet; S. 35-08 W. 256.90 feet; S. 37-29 W. 50.00 feet; S. 41-46 W. 50.04 feet; S. 46-19 W. 33.08 feet; thence in a Northwestern direction with the Branch as the line N. 18-00 W. 52.73 feet; N. 17-37 W. 164.10 feet; N. 3-47 W. 244.87 feet; N. 11-35 W. 113.52 feet; N. 13-12 W. 99.13 feet to the point of intersection of said Branch with Beaverdam Creek; thence in a Northeasterly direction with Beaverdam Creek N. 45-24 E. 93.19 feet; N. 57-29 E. 98.41 feet; N. 28-42 E. 155.41 feet; thence in a Southeastern direction S. 51-54 E. 36.13 feet; S. 55-44 E. 146.98 feet to an iron pin; thence S. 32-00 E. 331.37 feet to the point of beginning and consisting of 5.60 acres, exclusive of .51 acres in road right-of-way.

This is the same property conveyed to the mortgagor herein by deed of Myrtle P. Lee, dated June 22, 1983, which is being recorded simultaneously herewith in the RMC Office for Greenville County, South Carolina, in Deed Book 1190, at Page 958.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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