

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D
AUG 1 2 07 PM '83
DUNN R.M.C. SLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Robert E. Mohon and Helen F. Mohon

(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 Principal Thirty Nine Thousand One Hundred Two and 92/100----- Dollars (\$39,102.92) due and payable

with interest at the rate of thirteen percent (13%) per annum, in 48 equal monthly installments of principal and interest, of One Thousand Fifty Four and 70/100 (\$1,054.70) Dollars each, beginning September 24, 1983, and a like payment on the 24th day of each month thereafter until paid in full.

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, as shown on a plat entitled, "Property of Robert E. Mohon and Helen F. Mohon", prepared by Freeland and Associates, dated 2/1/77, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the edge of Maple Creek Circle, said iron pin lying 101.3 feet N.5-00W. from Parkins Mill Road and running thence along the edge of Maple Creek Circle, N.5-00W., 180 feet to an iron pin; thence N.84-45E., 159.9 feet to an iron pin; thence S.5-05E., 180 feet to a concrete monument; thence S.84-45W., 160.2 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Duffie Development, Inc. dated February 11, 1977 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1050, at page 931, on February 14, 1977.

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, assigns and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereabove 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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