

Mortgagee's Address: P.O. Box 3028, Greenville, S.C. 29602 **1830** **686**

STATE OF SOUTH CAROLINA **FILED** GREENVILLE S.C.

COUNTY OF GREENVILLE **OCT 13 11 49 AM '83**

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. WERSLEY
R.M.C.

WHEREAS, Jack M. Laughlin and Margaret M. Laughlin

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company

(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 **Eighteen Thousand Two Hundred Sixty Nine and**

76/100-----Dollars **\$ 18,269.76** due and payable
as per the terms of that promissory note dated October 7, 1983

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 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**

ALL that certain piece, parcel or lot of land situate, lying and being in County of Greenville, State of South Carolina, on Chasta Avenue near the City of Greenville, known and designated as Lot No. 77 of a subdivision known as Cherokee Forest, Map 2, as shown by plat recorded in Plat Book EE at Pages 190 and 191, in the RMC Office for Greenville County and having metes and bounds as shown on said plat.

This being the same property conveyed to the mortgagors herein by deed of Thomas M. Clark and Ellen M. Clark as recorded in Deed Book 1118 at Page 906 on May 18, 1981.

THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED
STAMP
OCT 13 1983

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.