

STATE OF SOUTH CAROLINA

GREENVILLE

COUNTY OF FAYETTE

OCT 14 11 47 AM '83

MORTGAGE OF REAL ESTATE

DONNAE S. WISLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CREIGHTON S. WARREN AND MARY C. WARREN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FAYETTE STATE BANK

(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

ONE HUNDRED THREE THOUSAND SIX HUNDRED AND 00/100----- Dollars (\$103,600.00) due and payable ON OR BEFORE MARCH 5, 1984.

with interest thereon from date at the rate of 13.00 per centum per annum, to be paid:

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 the buildings and improvements thereon, lying and being on the westerly side of Woody Creek Road, near the City of Greenville, South Carolina, being known as Lot 410 on Plat entitled "Map Three, Section Two, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X, Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Woody Creek Road, said pin being the joint front corner of Lots 410 and 411 and running thence with the common line of said lots N. 88-18 W., 127.91 feet to an iron pin, being the joint rear corner of Lots 410 and 412; thence with the common line of said lots N. 39-21-10 W., 132.61 feet to an iron pin, being the joint rear corner of Lots 409 and 410; thence with the common line of said lots S. 88-18 E., 215 feet to an iron pin on the westerly side of Woody Creek Road; thence with the westerly side of Woody Creek Road S. 1-42 W., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Cothran & Darby Builders, Inc. recorded in the RMC Office for Greenville County, S.C. in Deed Book 1135 at Page 33 on October 7, 1980.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1630 PAGE 867
OCT 14 11 47 AM '83
DONNAE S. WISLEY

Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

0.86

4328-RV-2