

OCT 27 2 20 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE STEWART
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEVE PARENT (also known as Steven A. Parent)

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK & 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

THIRTY THREE THOUSAND SIX HUNDRED NINETEEN 20/100 Dollars (\$ 33,619.20) due and payable according to the terms of that certain promissory note dated October 24, 1983.

with interest thereon from _____ date _____ at the rate of _____ / _____ as per note per centum per annum, to be paid: as per 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 southwestern side of DAVID STREET in the City of Greenville and having the following metes and bounds to wit:

BEGINNING at a point on the southwestern side of DAVID STREET at the joint corner of the premises herein described and property now or formerly of STEWART and running thence with the line of said STEWART PROPERTY 131 feet; thence running N. 23 W. 28.5 feet, more or less, to a point at the joint corner of the premises herein described and property now or formerly of M. H. SMITH; thence with the line of said SMITH PROPERTY 131 feet, more or less, to a point on the southwestern side of DAVID STREET; thence with the southwestern side of DAVID STREET S. 24 E. 50 feet, more or less, to the point of BEGINNING.

THIS mortgage includes all of the right, title and interest of the mortgagor herein in and to a joint driveway more particularly described in a deed from DAISY S. DE MULDER and LAURA J. UTSMAN to M. H. SMITH dated May 14, 1920 and recorded in the RMC Office for Greenville County on May 14, 1920 in Deed Book 69 at Page 42.

THIS property has been assigned the Block Book Number of 31-5-22 for Greenville County.

THE above described property is the same acquired by the mortgagor by deed from WILLIAM E. BULL et al dated May 29, 1976 and recorded in the RMC Office for Greenville County on September 9, 1976 in Deed Book 1042 at Page 623.

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RECORDED IN RMC OFFICE
GREENVILLE, SOUTH CAROLINA
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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 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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