

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

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

WHEREAS, CURTIS BRADY HOLLIFIELD, JR.

(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 Twenty-six Thousand Four Hundred and No/100's--

----- Dollars (\$ 26,400.00 ) due and payable

with interest thereon from February 6, 1984 the rate of 14 per centum per annum, to be paid: Pursuant to terms of Note herewith.

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.

BEGINNING at a point 1276.50 feet + from Edwards Road in a south-westerly direction along Waade Hampton Boulevard to an iron pin; thence from said iron pin, representing the first corner of the property S. 39-05 E. 7.82 feet; thence S. 4-30 W. 146.65 feet to an iron pin; thence S. 63-33 W. 158.20 feet to an iron pin; thence S. 72-40 W. 91.05 feet to an iron pin; thence N. 47-11 E. 185.10 feet to an iron pin; thence N. 42-49 W. 23.50 feet to an iron pin; thence N. 47-11 E. 157.21 feet to the point of beginning.

THIS being the same property conveyed to Morris Neff and Margaret R. Neff by P. L. McKinney and Sallie G. McKinney by deed dated October 31, 1947, with said deed being recorded in the Greenville County RMC Office on November 1, 1947 in Deed Book 325 at Page 341.

THAT Margaret R. Neff died intestate and that her 1/2 undivided interest in and to said property was devised to Morris Newton Neff as is evidenced by Probate Apartment 1691, File 6. That subsequently, Morris Newton Neff died testate, and that his estate is currently in Probate in the Probate Court of Greenville County in Apartment 1700, File 4 and that the Grantor is the duly appointed and acting Executrix of the Estate of Morris Newton Neff, with power to convey, pursuant to the Last Will and Testament of the Late Morris Newton Neff, dated February 5, 1982. This being the same property conveyed to the mortgagor herein by deed of Sara Teresa Neff Gregory, as Executrix of the Estate of Morris Newton Neff, Deceased, dated February 6, 1984 and to be recorded in the RMC Office of Greenville County, South Carolina herewith.

THAT said property is conveyed subject to all rights of way, easements, set-back lines, and encumbrances of any nature whatsoever as shown in the public records or which may have been seen by an on-site inspection of the property.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO have and to hold all and singular the said premises before mentioned, unto the said Curtis Brady Hollifield, Jr., his heirs, successors and assigns forever.

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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