

MORTGAGE OF REAL ESTATE

Vol 1975 p 385

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

REC'D  
APR 2 10 22 AM '84  
DORRIS RUSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Judy B. Sprouse

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Citizens Bank & Trust Company, PO Box 3028, Greenville, SC,

(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

Fifteen Thousand Eight Hundred and No/100-----Dollars (\$ 15,800.00 ) due and payable

according to the terms of note of even date

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the northeasterly side of Vanderbilt Circle, being shown and designated as Lot No. 81 on plat of White Oak Subdivision, recorded in the RMC Office for Greenville County in Plat Book P at Pages 120 and 121, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed recorded in the RMC Office for Greenville County on October 17, 1975, in Deed Book 1025 at Page 946.

This mortgage is second and junior in lien to that certain mortgage given to Aiken Loan & Security Company in the original amount of \$11,500, recorded July 24, 1968, in Mortgage Book 1097 at Page 235.

STATE OF 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 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.

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