

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

DEC 7 11 53 AM '84

WHEREAS, Lester Lee Smith, Sr. DONNIE S. ANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Co. of S.C.
P.O. Box 3028
Greenville, S.C. 29602

(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 Eight Hundred Forty Nine and 32/100

Dollars (\$ 26,849.32) due and payable

on or before May 29, 1985, said amount includes interest at the rate of 15.25% per annum.

~~with interest due on book~~

~~to the extent of~~

~~the amount of the proceeds of the sale~~

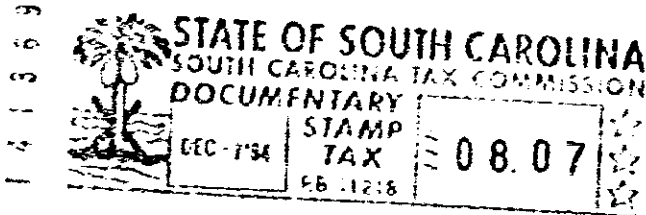
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, consisting of approximately 1.09 acres, near Fountain Inn as shown on a plat by J.L. Montgomery, III, and entitled "Survey for Lester Lee Smith", dated May 18, 1983, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the western side of Fountain Inn Drive and running along Fountain Inn Drive S.22-16W., 274.57 feet to a nail and cap on the western side of Fountain Inn Drive; turning and running thence N.57-18 W., 208.7 feet to an iron pin being the joint corner of properties now or formerly owned by James M. and Annie R. D. Brown and properties owned by the Grantor; thence turning and running N.30-31E., 229.68 feet to an iron pin; thence turning and running S.70-53E., 172.5 feet to a nail and cap, the point of the beginning.

This being the same property conveyed to the mortgagor herein by deed of Cleo Smith, dated March 30, 1984, and recorded April 3, 1984 in the RMC Office for Greenville County, S.C., in Deed Book 1209, at page 782.



910
704
DEC 7 1984

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.

020

4328-11-21