

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
R.M.C. CO. S. C.
FEB 23 3 39 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. ANKERSLEY
R.M.C.

WHEREAS, Walker D. Willis, III and Deborah M. Willis

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of South Carolina, P.O. Box 3028, Greenville, S.C. 29602 its successors and assigns (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 Eighteen Thousand and no/100----- Dollars (\$ 18,000.00) due and payable

in 96 monthly installments of \$333.52 principal and interest, beginning March 20, 1983, and payable on the same day of each month thereafter until paid in full

with interest thereon from date at the rate of 16.00 per centum per annum, ~~at \$441.11~~

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:

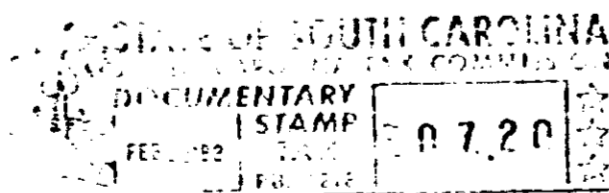
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 47 Section 1 Pelham Woods Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-F, page 33, and according to said plat having the following metes and bounds to wit:

BEGINNING at an iron pin at the Northwestern side of Coach Hill Drive at the joint front corner of Lot 47 and 48 running thence with the joint lines of said lots N.08-30W., 195.9 feet to an iron pin; thence N.78-09E., 75 feet to an iron pin; thence S.18-42E., 195.9 feet to an iron pin on the Northeastern side of Coach Hill Drive running thence with Coach Hill Drive S.76-43-50W., 89.43 feet to an iron pin at the corner of driveway; thence S.81-30W., 20.46 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of The Ervin Company dated October 16, 1974 and recorded October 17, 1974 in the RMC Office of Greenville County, S.C., in Deed Book 1008, at page 641.

This mortgage is subordinate and junior in lien to that mortgage given by the mortgagors herein to Cameron Brown Company, said mortgage being recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1325, at page 175.

RECORDED
FEB 23 1983
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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.

4328-RV-21