

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE S.C. FILED MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DONNIE S. JENNERSLEY, CHARLES R. BROOKS and MATILDA B. BROOKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK & TRUST COMPANY
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-Two Thousand Two Hundred Forty-Four and 40/100 Dollars (\$ 22,244.40) due and payable

as per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of /per note per centum per annum, to be paid 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 Mortgagee 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 Northern side of Rockvale Drive, in Cantt Township, Greenville, Greenville County, S.C., being shown and designated as Lot No. 6 on a plat of the Property of T.T. Thomas and Jennie E. Thomas made by Jones & Sutherland Engineers, dated March, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, Page 409; reference to which is hereby craved for the metes and bounds description thereof.

THIS is the same property conveyed to the Mortgagors by deed of Roger Dale Alexander and Brenda A. Alexander as recorded in the RMC Office for Greenville County in Deed Book 1078, page 798, recorded on May 8, 1978.

THIS mortgage is second and junior in lien to that mortgage between Charles R. Brooks and Matilda B. Brooks to Cameron-Brown Company as recorded in Mortgage Book 1202, page 465, in the original amount of \$17,250.00, recorded May 13, 1971; said mortgage being assigned to Financial Federal Savings and Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1217, page 620, recorded on December 28, 1971.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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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