

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.

BOOK 1610 PAGE 19

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 3 3 51 PM '83

MORTGAGE OF REAL ESTATE

DONNIE S. STEELE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Dewey M. Steele, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company

(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 Four Thousand Six Hundred Six and 72/100-----

Dollars (\$ 24,606.72) due and payable

AS STATED IN 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, the Mortgagee's heirs, successors and assigns:

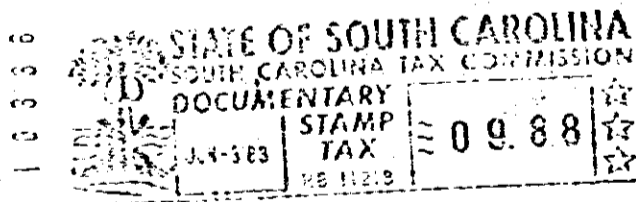
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, Austin Township, being known and designated as Lot 634, Nestwood Subdivision, Section 6, Sheet 1 of 2, made by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X at Page 100 and being more particularly described according to plat prepared by Robert R. Spearman, Surveyor, dated May 6, 1980 as having the following measurements and boundaries, to wit:

BEGINNING at a point on the Northeast side of Seedleaf Court at the joint front corner of Lots 634 and 635 and running thence along the common line of said lots, N. 27-30 E. 164.88 feet to a point; thence running along the common line of the herein described lot and Lot 651 and 669, S. 22-05 E. 152.72 feet to a point; thence running along the common line of the herein described lot and Lot No. 633 S. 71-01 W. 119.80 feet to a point on the northeast side of Seedleaf Court; thence running with the curve of Seedleaf Court (the chord being N. 30-38 W. 39.77 feet) to the beginning point.

This being the same property acquired by the Mortgagor by deed of B. Robert Coker, Jr. and Ned A. Foster of even date to be recorded herewith.

Mortgagee's Address:
Whitney Square
Mauldin, S.C. 29662

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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 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 is 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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