MORIGAGE INDIVIDUAL FORM MITCHARLE ARIAIL, GREENVILLE ST

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STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

AUG 24 4 23 PM 183 TO ALL WHOM THESS PRESENTS MAY CONCERN.

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whereas. Marion I. Teasley,

theremafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company of

South Carolina (hereinalter 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

Sixty-four Thousand Three Hundred Fifty and no/100--- Dollan (\$ 64,350.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, its successors and assigns

ALL that certain piece, parcel or lot of land situate, lying and being on the southern side of Lake El-Je-Ma Drive in Grove Township, Greenville County, South Carolina being known and designated as Lot No. 39 of Section 2 on a plat of Belle Terre Acres dated July 24, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 1, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagor by deed of Milton V. White and Linda M. White recorded April 14, 1983 in Deed Book 1186 at Page 385.

Together with all and angular rights, members, herditaments, and apportenances to the same belonging in any way incident or apportaining, and of all the rents, trains, and profits which may arise or he had therefrom, and including all heating, plumbing, and lighting furtures now or hereafter attached, connected, or first thereto in any manner, it being the intention of the parties hereto that all such furtures and equipment, other than the usual household furniture, he considered a part of the real exists.

TO HAVE AND TO HOLD, all and singular the said premiers unto the Mortgages, to heirs, excessors and among forever

The Mirigages covenants that it is lawfully second of the premises bereinshove described in fee simple absolute, that it has good right and is lawfully surhorized 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 Mortgages further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgages and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagie further onvenants and agrees as follows

I That this mortgage shall senire the Mortgagee for such further sums as may be advanced beceasive at the opinion of the Mortgagee, for the parment of taxes undurance premiums, public assessments, regains no other purposes pursuant to the concentrationer. This mortgage shall also senire the Mortgagee for any outlier brand, all soces residuances or credits that may be made because to the Mortgage by the Mortgage so for a social residuance of the original amount social on the face benefit this sums as absenced on the best interest to a social mortage debt and shall be passible to demand of the Mortgagee to eas otherwise policies in any or