

MORTGAGE OF REAL ESTATE

Foster & Mitchell, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1027-010

WHEREAS, Edith G. Long

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company P. O. Box 3028, Greenville, South Carolina 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 Three Thousand One Hundred Twenty-Two and 13/100ths Dollars (\$ 3,122.13) due and payable

according to the terms of said promissory note

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: monthly

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, on the western side of the Old Anderson Road (S. C. Highway No. 81) being shown and designated as Lot No. 1 on a plat of Carolina Heights, Section 1, Property of Dempsey Construction Company, Inc., dated August, 1964, made by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 29, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagor herein by deed from Joseph P. Long dated February 5, 1981 and recorded February 6, 1981 in the RMC Office for Greenville County in Deed Book 1142 at page 313.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
GREENVILLE COUNTY
RECORDED
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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.

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