MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CALOLINA COUNTY OF GREENVILLE CO. S

MORTGAGE OF REAL SETAME

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OF THE STATE OF SOUTH CALOLINA

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WHEREAS, Leroy B. Best and Bestrice Best

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Matzanie for so, h further same 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 Miritgager, in a nish-ration of the af resaid debt, and in order to score the payment thereof, and of any other and further sums for which the Miritgager may be ind-bted to the Miritgager at any time for advances made to or for his account by the Miritgager, and also in consideration of the further sum of Three Dollars (\$3.00) to the Miritgager in hand well and truly poid by the Miritgager at and before the scaling and delivery of these presents, the receipt whereof is hereby asknowledged has granted, haramed, sold and released, and by these presents does grant, bargain, sell and release unto the Miritgager, its successive and estates.

*ALL that certain piece, parcel or lot of land, with all imprevenents thereon or breafter constructed thereon situate, bying and being in the State of South Carolina, County of Greenville, on the east side of Somerset Avenue and being known and designated forty feet of Lot No. 80 and eleven feet of Lot No. 81 of Anderson Road known as Highway 81, Highlands Community, plat of which prepared by Dalton and Neves in 1939, recorded in the RMC Office for Greenville County in Plat Book J at Page 157, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Somerset Avenue and running thence along said Avenue, S.47-20 E. 90 feet to an iron pin on Hodge Street; thence along the western side of Hodge Street, S.42-40 W. 150 feet to an iron pin at the rear corner of Lot 46; thence along rear line of Lots 46 and 47, N.47-20 W. 90 feet to rear corner of Lots 79 and 80; thence N.42-40 E. 150 feet to the beginning point.

This is the same property as that conveyed to the Mortgagors herein by deed from Rosemarie Phillips recorded in the RMC Office for Greenville County on January 5, 1977.

The mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, S. C. 29602.

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Together with all and singular richts, members, hered timents, and apportenances to the same belonging in any way incident or apportaining, 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 manager, it being the indication of the parties hereto that all such fixtures and equipment, other than the much bounchold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises and the Mentgagee, its heirs, success as and assigns, forever,

The Mortgager covenants that it is lowfully solved of the premises helica dove described in fee simple absolute, that it has good right and is lawfully at the rized to well, convey or encounter the sonar, and that the pointies are free and clear of all lens and encounterances except as provided herein. The Mortgager further covenants to warrant and forever defend all and single the well premises unto the Mortgager forever, from and against the Mortgager and all persons wheneseever heafully claiming the same or any part thereof.

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