

FAHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
SEP 15 11 21 AM '78
COUNTY CLERK'S OFFICE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERE A. BOYD AND EULA B. BOYD

(hereinafter referred to as Mortgagor) is well and truly indebted unto **FIRST-CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA**

(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 **Eight Thousand Six Hundred Sixty Seven and 00/100**-----

-----Dollars (\$ 8,667.00-----) due and payable

as per the terms of the note dated of even date, provisions of said note being incorporated herein by reference

~~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:

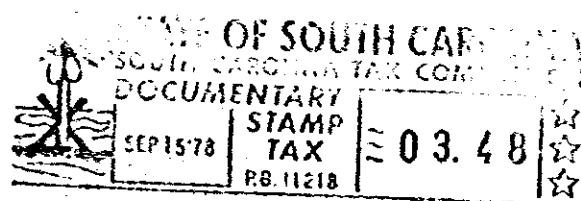
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and being shown and designated as part of Lot 4 on plat of property of Jere A. Boyd, dated May, 1974, and prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-G at Page 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cleveland Street Extension at the joint corner of Lots 4 and 5, said iron pin being 2,270.2 feet, more or less, from the intersection of Cleveland Street Extension and Parkins Mill Road, and running thence S. 28-51 W. 33.4 feet to an iron pin; thence S. 28-51 W. 152.8 feet to an iron pin; thence S. 37-32 W. 50 feet to an iron pin; thence through Lot 4, N. 52-24 W. 88.1 feet to an iron pin; thence N. 30-40 E. 194 feet to an iron pin; thence continuing N. 30-40 E. 5.4 feet to an iron pin on the southwestern side of Cleveland Street Extension; thence with said Cleveland Street Extension, S. 53-25 E. 26 feet to an iron pin; thence continuing with said street, S. 83-43 E. 68 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Jack L. Gilbert, Sr., said deed being recorded on June 3, 1974 in the R.M.C. Office for Greenville County in Deed Book 1000 at Page 328.

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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 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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