

GREENVILLE

MORTGAGE OF REAL ESTATE - Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

23 9 55 AM '77
JOHN S. TANNER
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH GUERRERO and FRANCES G. GUERRERO

(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 THIRTEEN THOUSAND NINETY and 14/100-----

-----Dollars (\$ 13,090.14) due and payable in 42 monthly installments of \$311.67 each, commencing on December 1, 1978 and on the first day of each month thereafter until the entire indebtedness is paid in full. Interest has been calculated and added to principal.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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 Austin Township, within the corporate limits of the Town of Mauldin, being shown and designated as Lots 57, 58, and 59 of a subdivision known as GLENDALE II, as shown on a plat recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 000 at page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sycamore Drive at the joint front corner of Lots 59 and 60 and running thence with the curve of said Drive, the chord of which is S. 33-34 E. 90 feet; thence continuing with the curve of said Drive, S. 53-28 E. 105 feet to an iron pin; thence S. 22-52 E. 37 feet to an iron pin; thence with the right-of-way of Riggs Court, S. 19-23 W. 105 feet; thence continuing S. 19-23 W. 35 feet to an iron pin; thence S. 56-04 W. 49.5 feet to an iron pin; thence with the curve of Riggs Court, the chord of which is S. 55-03 W. 31.1 feet to an iron pin; thence N. 70-37 W. 186 feet to an iron pin on a branch; thence N. 14-22 W. 32.7 feet to an iron pin; thence N. 6-05 W. 109.3 feet to an iron pin; thence N. 38-17 W. 68.5 feet to an iron pin; thence N. 65-16 E. 222.5 feet to an iron pin on Sycamore Drive, the point of beginning.

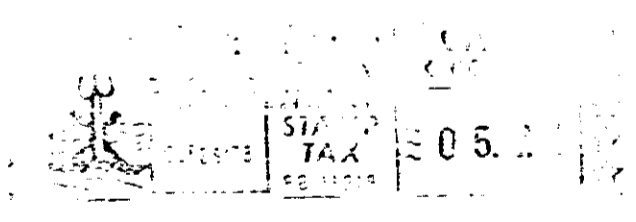
THIS is the same property conveyed to the mortgagors by First Federal Savings and Loan Association by deed dated October 24, 1975 and recorded October 29, 1975 in deed volume 1026 at page 490 in the Office of the R.M.C. for Greenville County, S.C.

GCTO

MORTGAGEE'S ADDRESS:
PO Box 3028
Greenville, SC 29602

OC26 78

604



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.

4328 RV-2