

P.O. Box 3028  
Greenville, S.C. 29602

VOL 1458 PAGE 685

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAR 1 3 06 PM '79

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

DONNIE S. TANKERSLEY

WHEREAS, We, BROOKS C. PREACHER and GRACE L. PREACHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK & TRUST COMPANY

(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 TWELVE THOUSAND, ONE HUNDRED & TWENTY SEVEN and 32/100----- Dollars (\$ 12,127.32) due and payable according to the terms of the note of even date herewith.

~~with interest thereon from~~      ~~at the rate of~~      ~~the rate of ten per cent 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:

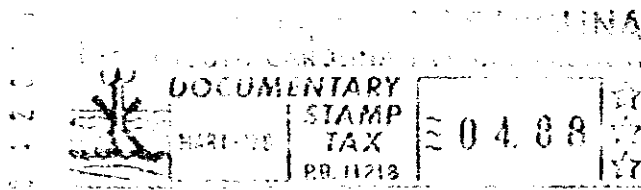
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 southeastern side of Ravensworth Road, near the Town of Taylors, being shown as Lot 30 on plat of Brook Glenn Gardens, recorded in Plat Book JJJ at Page 85, and described as follows:

BEGINNING at an iron pin on the southeastern side of Ravensworth Road, at the joint front corner of Lots 30 and 31, and running thence with the line of Lot 31, S. 57-37 E. 150.6 feet to an iron pin; thence S. 3-27 W. 188 feet to an iron pin; thence N. 63-26 W. 166.3 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence with Lot 29, N. 1-10 W. 177.5 feet to an iron pin on Ravensworth Road; thence with Ravensworth Road, N. 65-40 E. 40 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of George H. Lucas, III and Diane S. Lucas, dated August 24, 1971, and recorded September 2, 1971, in Greenville County Deed Book 924 at Page 183.

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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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