

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
SOUTH CAROLINA  
R.M.C. GREENVILLE

BOOK 1483 PAGE 398

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Wade E. Ligon,

(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 Fifteen Thousand Six Hundred Ninety-Three and No/100---

----- Dollars (\$ 15,693.00 ) due and payable

according to the terms set forth in note dated October 5, 1979, executed by Wade E. Ligon and Evelyn Ligon to First Citizens Bank & Trust Company.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12.50% 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, State of South Carolina, shown and designated .15 acres, more or less, on a plat of Wade E. Ligon, prepared by Enwright Associates, Inc., on December 1, 1977, and having according to said plat, the following courses and distances, to-wit:

BEGINNING at the corner of property now or formerly of Eva H. Arledge on the northern side of Vardry Street, and running thence N. 16-37 W. 112 ft. to an iron pin; thence N. 73-23 E. 53 ft. to an iron pin; thence along the line now or formerly of Josephine J. Faress, S. 16-58 E. 146.5 ft. to an iron pin on Vardry Street; thence along Vardry Street, N. 74-00 W. 64 ft. to the point of beginning.

THIS being the same property conveyed to the mortgagor by Mary West Cashwell on April 30, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Book 998, at Page 40.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
OCT 20 1979  
R.M.C.

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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