

MORTGAGE OF REAL ESTATE

BOOK 1509 PAGE 874

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.

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

WHEREAS, Boyce M. Robbins  
DONOR  
SHERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and 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 Six Thousand Nine Hundred Seventy and 32/100

Dollars (\$ 6,970.32 ) due and payable

as provided for on Promissory Note executed of even date herewith.

with this mortgage

with this mortgage

with this mortgage

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, on Taylors Bridge Road, being the westernmost portion of property belonging now or formerly to B. J. Fuller and David D. Armstrong, and being described as follows:

BEGINNING at a railroad spike in the center of Taylors Bridge Road at the common corner of property herein conveyed and other property belonging now or formerly to B. J. Fuller and David D. Armstrong and running thence S.68-44 E. 167.1 feet to an iron pin; running thence S.54-32 E. 102.4 feet to an iron pin; thence S.62-06 E. 56.1 feet to an old iron pin; thence S.55-22 W. 200 feet to an iron pin; thence N.57-11 W. 234 feet to an iron pin in the center of Taylors Bridge Road; thence N.29-19 W. 151.6 feet to a railroad spike in the center of Taylors Bridge Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from B. J. Fuller and David D. Armstrong recorded in the RMC Office for Greenville County in Deed Book 1192 at Page 705 on May 16, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, South Carolina 29602.

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RECORDED  
1980  
MAY 16 1979

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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