STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JAN 23 11 08 AH '81 DONNIE S. TANKERSLEY R.M.C.

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

WHEREAS,

Edna H. Sanders

(hereinafter referred to as Mortgigor) is well and truly indebted unto First Citizens Bank and Trust Company, P.O. Box 3028, Greenville, S.C. 29602

(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 Three Thousand Eight Hundred Eight and 41/100

Dollars (\$ 3,808.41) due and payable

as set out in promissory note of even date

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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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Neal Circle near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 2 of a Subdivision known as North Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book EE at Pages we and 13, said lot having such metes and bounds as shown thereon.

This being the same property conveyed to J.D. Sanders by deed from Carolina Rentals, Inc. recorded in Deed Book 730 at Page 239 on August 19, 1963 in the RMC Office for Greenville County. Mr. Sanders died testate leaving Edna H. Sanders as his sole heir. (See Probate Apartment 1062, File 21, Greenville County Probate Court)

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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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right Old is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except in provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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