

P.O. Box 3028 Greenville, S.C. 29602 1546 990

STATE OF SOUTH CAROLINA } FILED MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } GR: 10 S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 15 2 20 PM '81  
DONALD W. BERSLEY  
REC

WHEREAS, GAIL M. WOOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK & 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 Seven Thousand Five Hundred Seventy-six and 80/100-----

Dollars (\$7,576.80 ) due and payable in 60 monthly installments of \$126.28 each, commencing August 14, 1981, and continuing on the same day of each successive month thereafter until said indebtedness is paid in full,

with interest thereon from date at the rate of 15.5 per centum per annum, to be paid: said interest included in monthly installments.

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

ALL that piece, parcel, or tract of land, with house located thereon, lying, being and situate in the County and State aforesaid, Fairview Township, and on the North side of the Wilson Bridge Road, and containing 2.31 acres (gross) according to a plat of survey entitled "Property of Gail M. Wood" made by Kermit T. Gould May 19, 1981, (which Plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 8A-29 and is incorporated herewith by reference), and having, according to this plat, the following courses and distances, to-wit:

BEGINNING at a point in the approximate center of the Wilson Bridge Road, said point measuring an approximate distance of 1,175.53 feet S. 14-45 W. from an old iron pin on back line of Grantor's 22.5 acre tract of which this property is a portion; thence leaving the road crossing a new iron pin at 25 feet from beginning point, and running N. 14-45 E. 304.5 feet to a new iron pin; thence S. 72-06 E. 280.8 feet to a new iron pin; thence S. 8-26 W. 310.8 feet to nail and bottle top in the Wilson Bridge Road; thence along Wilson Bridge Road N. 85-53 W. 100 feet; N. 72-46 W. 100 feet; and N. 58-59 W. 121.2 feet to the beginning point in the approximate center of the Wilson Bridge Road.

Conveyance subject to rights-of-way, easements, conditions, public roads, and restrictive covenants, if any, reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is the same property conveyed to the mortgagor herein by deed of Charles S. Masters dated June 8, 1981, and recorded June 10, 1981, in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1149, Page 648.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
JUL 15 1981  
20304

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 such 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.

4.000CT

0.90

4328 RV-2