

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
OCT 27 2 20 PM '81
DONNIE W. WALKERSLEY
R.M.C.

BOOK 1556 PAGE 57

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

WHEREAS, CHARLES C. & ELIZABETH A. FLOYD

(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

Fourteen Thousand Two Hundred Eighteen and 20/100 Dollars (\$ 14,218.20) due and payable
in 60 monthly installments of \$236.97 each commencing November 1, 1981

with interest thereon from at the rate of 18% per centum 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

ALL that certain piece, parcel, or lot of land, with all improvements there situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot No. 20 of an Addition to Kennedy Park as shown plat thereof prepared by Piedmont Engineers & Architects, September 30, 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, at Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Blossom Drive, joint front corner of Lots 19 and 20, and running thence along the joint line of said lots, N. 2-42 E. 133.0 feet to an iron pin; thence S. 87-18 E. 80.0 feet to an iron pin; thence S. 2-42 W. 133.0 feet to an iron pin on the north side of Blossom Drive; thence along the north side of Blossom Drive, N. 87-18 W. 80.0 feet to the beginning corner; being a portion of the property conveyed to the mortgagor corporation by Henry C. Harding by deed dated August 1, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 755, at Page 244.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantor on February 18, 1966 in the original sum of \$9,900.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1023, at Page 67, on which there is a balance due of \$9,900.00 as of this date.

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THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
OCT 27 1981
\$ 02.24

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
OCT 27 1981
\$ 03.43

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.

4. 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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