

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
and Spartanburg

GR... FILED  
NOV 23 2 27 PM '82  
JOHN...  
M.C. BRISSEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Doris G. Bramlett, as Trustee, under those certain trust agreements as set forth below.

(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 Thirty Three Thousand and No/100

Dollars (\$ 33,000.00 ) due and payable

as set out in promissory note of even date

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OFFICE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
\$ 13.20

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

ALL that certain piece, parcel or tract of land containing 39.14 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Dunklin Bridge Road and having the following description:

BEGINNING at a point in the center of Dunklin Bridge Road, joint front corner with property now or formerly of Boyd, and running thence with said road N. 13-49 W. 50 feet, N. 8-34 W. 100 feet, N. 6-15 W. 407.42 feet, N. 4-21 W. 50 feet to a point, joint front corner with property now or formerly of McGaha; thence N. 89-53 E. 295 feet to a point; thence N. 2-46 E. 149.8 feet to a point; thence S. 89-53 W. 295 feet to a point; \* thence N. 89-44 E. 2,252.73 feet to a point in the center of Reedy River; thence with the centerline of said river as the line, S. 11-26 E. 208.77 feet, S. 8-20 W. 119.7 feet S. 40-07 W. 96.3 feet, S. 81-41 W. 76.75 feet, N. 68-56 W. 70.2 feet, S. 63-50 W. 65.6 feet, S. 32-37 W. 149.75 feet, S. 4-24 W. 55.85 feet; thence with the centerline of a creek, S. 57-52 W. 41.35 feet, S. 73-24 W. 78.9 feet, N. 61-20 W. 60.35 feet, N. 76-30 W. 172.5 feet, N. 83-00 W. 92.4 feet, S. 48-05 W. 94.48 feet, S. 84-55 W. 56.87 feet, S. 31-21 W. 79.56 feet, S. 11-11 W. 68.87 feet, S. 21-21 W. 78.9 feet, S. 68-28 W. 99.3 feet, S. 86-15 W. 62.9 feet, S. 79-26 W. 50.8 feet, N. 75-39 W. 51.6 feet, N. 49-16 W. 88.4 feet, S. 73-51 W. 222.85 feet, S. 82-23 W. 69.95 feet, S. 55-13 W. 73.5 feet, S. 66-03 W. 128.3 feet, S. 89-38 W. 146 feet, N. 49-41 W. 153.7 feet, N. 39-33 W. 127.85 feet, S. 75-46 W. 110.72 feet to the point in the center of said road, the point of beginning.

This being a portion of the same property conveyed to Grantor by deed of Diane Simmons recorded in the RMC Office for Greenville County in Deed Book 1044 at page 278 on October 8, 1976.

The mortgagor executes this mortgage under the authority granted in that certain Trust Agreement dated September 30, 1976 and recorded in Deed Book 1043 at Page 774 in the RMC Office for Greenville County.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Tract No. 1 of the J.H. Cothran lands, originally containing 31.32 acres, more or less, presently containing 19.37 acres, more or less, and having the following description:

Beginning at an iron pin at the center of the intersection of Harrison Bridge Road and a County Road (sometimes referred to a Plantation Road), and running thence with the center of said County Road N. 18-21 W. 602.3 feet to a point, joint corner with

(See Attachments for continuation of description of properties)

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 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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point in the center of said road; thence N. 9-17 E. 50 feet to a point; \*

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