LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLIOREF, NVILLE CO. S. C.

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

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WHEREAS, Sam Lagging R. H.C.

First Citizens Bank & Trust Company

thereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Fifty-Eight Thousand Four Hundred Forty-Three

as per the terms of that promissory note of even date herewith

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 Mortgagoe 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 scaling 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 assigne:

"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, lying and being on the western side of Lenhardt Road and Parkdale Drive, and being known and designated as Lot 22 on plat of Parkdale recorded in the RMC Office for Greenville County, S.C., in Plat Book RR at Page 55. Reference to said plat is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagor herein by deed of Nancy W. Libby as recorded in Deed Book 892 at Page 520, in the RMC Office for Greenville County, S.C., on June 23, 1970.

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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 manners it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, he considered a part of the real estate.

<sup>4.</sup> TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, successors and assigns, forever.

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