MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, David Paul Mefford, Sr. and Nancy P. Mefford

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company

thereinafter 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 Fifteen Thousand Seven Hundred Minety-Two

and 82/100----- Dollars (\$15,792.82) due and payable as per the terms of that promissory note of even date herewith

WHEREAS, the Mortgagur 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 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 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 Mortgagoe, the Mortgagee's beirs, 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, situate in Highland Township, on the Southwest side of Jordan Road, also known as S.C. Highway No. 277, in the County and State aforesaid, about two miles South of Highland, being known and designated as Lot No. Three (3), containing five (5) acres, more or less, as shown on palt prepared for James McKinney by W.N. Willis, Engrs., dated May 17, 1974 and revised on September 3, 1974, which revised plat has been recorded in the RMC Office for said County in Plat Book 5-J at Page 59. Reference is hereby made to said plat for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Benny Woodrow Solesbee as recorded in Deed Book 1150 at Page 285, in the RMC Office for Greenville County, S.C., on June 19, 1981.

THIS IS A SECOND MORTGAGE

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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 hid 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, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises bereinabove 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 encumbeances except as provided herein. The Mortgagor further covenants to warrant and fixever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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