

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
OCT 19 1 48 PM '84
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
MORTGAGEE'S ADDRESS: First Citizens Bank

WHEREAS, DAVID H. DIXON

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK

(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 Ninety-One Thousand Two Hundred Sixty-Four -----
-----and 80/100-----

Dollars (\$91,264.80) due and payable

as per the note executed by David H. Dixon to First Citizens Bank dated November 15, 1984

with interest thereon from see note at the rate of see note per centum per annum, to be paid: see note

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:

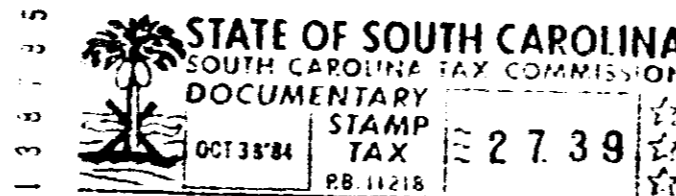
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville;

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, and being known and designated as Lot 153, Gray Fox Run, Section II, by a plat of Freeland and Associates dated July 27, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 58 and being more particularly described as follows:

BEGINNING at an iron pin on the Northern side of Crowndale Court said iron pin being located at the front corner of Lots 153 and 152 and running thence N. 19-15 W. 153.50 feet to an iron pin located on Cane Creek; thence with the meanderings of Cane Creek N. 74-55 E. 32.51 feet; thence N. 73-39 E. 93.70 feet; thence continuing with said meanderings S. 71-06 E. 72.37 feet to an iron pin located at the joint rear corner of Lots 153 and 154; thence along the branch between Lots 153 and 154 S. 2-36 W. 158.90 feet to an iron pin; thence along Crowndale Court N. 87-24 W. 113.62 feet to the beginning corner.

This is the identical property conveyed to David H. Dixon by deed of Ballentine Brothers Builders, Inc., of May 6, 1981, recorded in Deed Book 1147, Page 582, R.M.C. Office of Greenville County.

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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 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 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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