

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

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

WHEREAS, Nicholas J. Petrovich and Martha A. Petrovich

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of S.C.  
P. O. Box 3028, Greenville, SC 29602

(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

Fifteen Thousand Seven and 80/100 Dollars (\$ 15,007.80 ) due and payable  
in 60 equal monthly payments of \$250.13 beginning December 15, 1984,  
and continuing on the same day of each month thereafter until paid in full. Said payments include interest at the rate of 15 1/2% per annum.

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

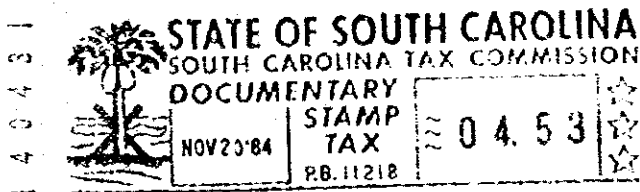
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Fairview Township, containing 1.86 acres, located on the Northwest side of Neely Ferry Road, and having according to a survey and plat made by C. O. Riddle, RLS, entitled "Survey for Frances A. Batson," dated December 11, 1981, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Neely Ferry Road, near center of said Road and running thence in said road, N.32-30E., 193.2 feet to an iron pin; thence with property now or formerly of Robery J. Barbrey, N.03-48E., 196.42 feet to an iron pin; thence with property now or formerly of Thomas R. Cabaniss, S.83-07W., 292.0 feet to an iron pin; thence with property now or formerly of Charles Kellett, S14-55W., 175.0 feet to an iron pin; thence with property now or formerly of Frances A. Batson, S.54-43E., 268.01 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Jimmy L. Blackwell and Deborah Blackwell, said deed to be recorded in the RMC Office for Greenville County, S.C., in Deed Book 1226, at page 692.



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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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