MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

North Main St. Branch

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TAYLOR HOLDEN and JEAN HOLDEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First-Citizens Bank & 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 Seven thousand six hundred Twenty-three and 60/100ths---------- DOLLARS ($7,623.60), which includes interest at the Annual Percentage Rate of 12.91%. Said principal and interest to be repaid in equal monthly installments of $317.65 each, commencing December 15, 1978.

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, in Chick Springs Township, being known and designated as Lot No. 34 as shown on plat of property of B. Perry Edwards, recorded in the RMC Office for Greenville County in Plat Book F at Page 143, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Shockley Street, joint front corner of Lots 33 and 34, and running thence with the line of Lot 33 N. 89-34 E. 141.7 feet to pin in the rear line of Lot 51; thence with the line of Lot 51 N. 0-26 W. 79.2 feet to a pin at the rear corner of Lot 35; thence with the line of Lot 35 S. 89-34 W. 178.8 feet to a pin on Shockley Street; thence with the eastern side of Shockley Street S. 28-30 E. 70.0 feet to the point of beggining.

DERIVATION: Deed of Ruth Noblitt Turner, recorded February 5, 1964 in Deed Book 741 at Page 423.

STAMP TAX 03.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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