STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE FRESENTS MAY CONCERN.

WHEREAS. William A. Todoruk

thereinsiter referred to as Mongagori is well and truly indebted unto First Citizens Bank & Trust Co.

therest after referred to as Mortgagee, as evalenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

according to terms of promissory note executed of even date herewith,

discounted,

with interest thereon from

date

at the tate of nine

per centum per annum/to be paid

WHIRPAS, the Mongagon may bereafter become suddited to the said Mongagee for such further sums as may be advocable on the side Mongagon's account for takes, insurance previously public assessments, replied to the public of the

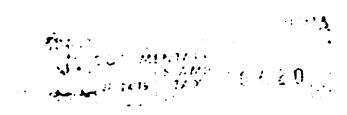
NOW ANOW ALL MEN. That the Morragor, in consideration of the aforests debt, and in order to so the the pastrent thereof, and of any over an further sums to which the Morragor may be independent to the Morragor at any time to ansatzes made to or the his account by the Morragor, and also in consideration of the further sum of Times Dollars. Butto to the Morragor in fairly well and thus paid by the Morragor at and before the scaling and delivery of these presents, the receipt whereof as hereby next, wedged, has granted, burgained, and release that it and to the Morragor, it successes and assigns and assigns.

mall that certain piece, parel or let of land such all improvements therein, or heredite constructed therein smalle hor and leng mode state of South Carolina, County of Greenville, being shown and designated as Lot No. 2 on plat of Governors Square prepared by W. R. Williams, Engineer, October 17, 1975, recorded in the Office of the RMC for Greenville County, S. C. in Plat Book 5-P at Page 8, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Governors Square at the joint front corner of Lots 2 and 3, and running thence with the common line of said two lots, S. 72-59 W. 180.1 feet to an iron pin; thence N. 3-33 E. 117.9 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of said two lots, N. 82-52 E. 152.2 feet to an iron pin on the Western side of Governors Square; thence with the Western side of Governors Square. S. 9-27 E. 85 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Statewide Builders, Inc. dated January 19, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1200, at Page 1200.

This northwise is innier in lien to that deriain to trave given by Statewide Builders. Inc. to Greer Federal Savings & Lost Association, in the original amount of \$32,506 06 date! April 8 , 1976, and recorded in the BMC Office for Greenville County, South Carolina in Morthage & & 1966, at Page 608, the estateming balance of which is \$41,515 22



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any was incident or appertaining, and all of the rents, usues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures in a or hierafter 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 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 here and encumbrances except as provided herein. The Mortgagor further covenants to wanant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomever lawfully claiming the same or any part thereof.

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