LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE. SOUTH CAROLINA

MORTGAGE OF REAL ESTATE FILED

LAN CHRISES OF THOMAS C. LUTSLY, P.A.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

38 AM '81

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

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WHEREAS,

Albert R. Hughes and Catherine S. Hughes

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

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 Forty Two Thousand Six Hundred Fifty Four and No/100

Dollars (\$ 42,654.00) due and payable

as set out in promissory note of even date

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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina. County of Greenville, in Fairview Township, consisting of 36.46 acres, more or less, as shown on plat entitled "Property of Eugene L. Dunn", prepared by C.O. Riddle, October, 1965, recorded in the RMC Office for Greenville County in Plat Book LLL at page 32.

LESS HOWEVER: 12.61 acres previously conveyed by deed recorded in Deed Book 1055 at page 348 on April 26, 1977 and 4.73 acres previously conveyed by deed recorded in Deed Book 1054 at page 85 on April 5, 1977, leaving a net acreage of 19.12 acres, being the major portion of that property conveyed to us by deed of Eugene L. Dunn recorded in Deed Book 969 at page 577 on March 12, 1973.

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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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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