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Greenville, S. C. 29602

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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Nov 0 4 11 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, SADIE S. PORTER

(hereinafter referred to as 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 EIGHT THOUSAND, SIX HUNDRED & NINETY FIVE and

32/100----- Dollars (\$8,695.32) due and payable

according to the note of even date for which this mortgage stands as security

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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, being shown as Tract A, consisting of 3.135 acres, located on the southern edge of Fork Shoals Road, on a plat entitled "Plat For Sadie S. Porter", by Webb Surveying & Mapping Company, dated October, 1977, and recorded in Greenville County RMC Office in Plat Book 6-K at Page 18, and having according to said plat, the following metes and bounds: BEGINNING at an iron pin on the southern edge of Fork Shoals Road, and running thence with the common line with Tract C, as shown on the aforementioned plat, S. 6-12 W. 214.59 feet to a nail and cap at or near the center of White Horse Road Extension; thence with the center of White Horse Road Extension, S. 70-31 W. 122.23 feet to another nail and cap; thence N. 23-33 W. 233.55 feet to an old stone; thence N. 69-22 W. 399 feet to an old iron pin near a wild cherry tree; thence N. 22-47 W. 228.4 feet to an iron pin; thence N. 40-36 W. 114 feet to an iron pin; thence S. 66-20 E. 29.98 feet to an iron pin; thence S. 36-58 E. 67.87 feet to an iron pin; thence S. 74-14 E. 132.33 feet to an old iron pin on the southern edge of Fork Shoals Road; thence continuing with the southern edge of Fork Shoals Road, S. 62-26 E. 645.8 feet to the point of beginning. ALSO: ALL that piece, parcel or lot of land being shown as Tract B on the aforementioned plat, consisting of 0.226 acres, located on the northern edge of Fork Shoals Road, and having, according to the abovementioned plat, the following metes and bounds: BEGINNING at a point on the northern edge of Fork Shoals Road, and running thence N. 61-50 W. 306.76 feet to an old iron pin; thence S. 74-43 E. 288.1 feet to an old iron pin and stone; thence S. 6-12 W. 69.28 feet to the point of beginning. This being the identical property conveyed to the mortgagor herein by deed of Harry L. Henderson, Kathryn H. Griffin, Jennie S. Henderson, James R. Henderson and W. L. Henderson, dated November 3, 1977, and recorded November 4, 1977, in Greenville County Deed Book 1067 at Page 929.

ALSO: ALL that piece, parcel or lot of land being shown as Tract C on the above-mentioned plat, consisting of 0.550 acres, located on the southern edge of Fork Shoals Road, and having, according to said plat, the following metes and bounds: BEGINNING at a point at the joint front corner with Tract A on the southern edge of Fork Shoals Road, and running thence with said edge of Fork Shoals Road, S. 62-26 E. 195.49 feet to an iron pin at the point of intersection of Fork Shoals Road with White Horse Road Extension; thence S. 30-23 W. 81.42 feet to a nail and cap at or near the center of White Horse Road Extension; thence with the center of White Horse Road Extension, S. 71-02 W. 163.73 feet to a nail and cap; thence with the common line with Tract A, as shown on the aforementioned plat, N. 6-12 E. 214.59 feet to the point of beginning. This being the same property conveyed to the mortgagor herein by deed of W. Lua Henderson and Helen Long Henderson, dated November 3, 1977, and recorded November 4, 1977, in Greenville County Deed Book 1067 at Page 927.

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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