

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Doris G. Bramblett, Trustee under that certain trust agreement dated September 29, 1977

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company of South Carolina

(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 Fourteen Thousand and No/100-----

----- Dollars (\$ 14,000.00) due and payable

March 10, 1979

with interest thereon from date at the rate of nine per centum per annum, to be paid: quarterly

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 or 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, known and designated as Tract No. 1 of the J.H. Cothran lands, containing 31.32 acres, according to a survey made by Dalton & Neves, Engineers, December, 1938, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center of the intersection of Harrison Bridge Road and County Road (sometimes referred to as Plantation Road), and running thence with the center of said County Road, N. 18-28 W. 1,286 feet to a point on the west side of said Road, corner of property now or formerly of (col.) Fair Grounds; thence with said Fair Grounds property, N. 73-30 E. 1,087 feet to an iron pin, corner of lands now or formerly of Ben Evans; thence, S.16-10 E. 1,285 feet to an iron pin in the center of Harrison Bridge Road, S. 73-30 W. 1,034 feet to the Beginning.

The within mortgage is given by the mortgagor herein as Trustee under that certain trust agreement dated September 29, 1977 and which said agreement was recorded in the R.M.C. Office for Greenville County, South Carolina on said date in Deed Book 1065, at Page 834.

The within property is the identical property conveyed to the mortgagor herein by deed of the mortgagee herein by deed of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

The within mortgage is given by the Mortgagor to the Mortgagee herein with the express understanding and agreement that the Mortgagee will release from the lien of the within mortgage any of the real estate described herein upon the payment to the Mortgagee of Five Hundred and 00/100 (\$500.00) Dollars per acre for that portion of the within property sought to be released from the within mortgage. Any funds paid by the Mortgagor to the Mortgagee for the release of a portion of the within property shall be applied against the principal indebtedness due by the Mortgagor to the Mortgagee.

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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