

1417-110

MORTGAGE OF REAL ESTATE

Law Offices of Brissey, Lathan, Fayssoux, Smith and Barbare, P.A.
S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 1 43 PM '79
R.M.C. TAMMERSLEY

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

WHEREAS, Julius M. Worley, Jr. and Mary Ann Worley

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and 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 Thirteen Thousand Eight Hundred Ninety-Seven and 20/100-----
Dollars (\$ 13,897.20) due and payable
as provided for in Promissory Note executed of even date herewith.

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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, on the southern side of Fairhaven Drive and being known and designated as Lot No. 214 on a Plat of ORCHARD ACRES Subdivision, Section 4, made by Piedmont Engineers & Architects, dated May, 1965, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairhaven Drive at the joint front corner of Lots 213 and 214 and running thence along the common line of said Lots, S.03-21 E. 158.8 feet to an iron pin; running thence S.86-40 W. 96.1 feet to an iron pin at the joint rear corner of Lots Nos. 214 and 215; thence along the common line of said Lots, N.03-21 W. 158.7 feet to an iron pin on the southern side of Fairhaven Drive; thence with the southern side of Fairhaven Drive, N.86-39 E. 96 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Luther Wayne Tansil, Jr. and Anne S. Tansil recorded in the RMC Office for Greenville County in Deed Book 939 at Page 589 on March 31, 1972.

THIS is a second mortgage subject to that certain first mortgage to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1227 at Page 296 in the original amount of \$30,000.00 and having a present balance of \$27,601.04.

THE mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENT NO. 1417-110
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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 such 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 whatsoever lawfully claiming the same or any part thereof.

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