

REC'D
DEC 7 4 30 PM '81
S. C.
HARRISLEY

MORTGAGE (Participation)

This mortgage made and entered into this 4th day of December
19 81, by and between Michael R. Hoffman and Gail Sittman Hoffman
(hereinafter referred to as mortgagor) and First-Citizens Bank and Trust Company

----- (hereinafter referred to as
mortgagee), who maintains an office and place of business at Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the
mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all
of the following described property situated and being in the County of Greenville
State of South Carolina.

ALL that certain piece, parcel or lot of land situate, lying and being in
the County of Greenville, State of South Carolina, being known and de-
signed as Lot No. 58, Devenger Place, Section 1, as shown on plat
thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973,
which plat is of record in the R.M.C. Office for Greenville County, S. C.
in Plat Book 4-X at Page 79, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Paddock Lane at the joint
front corner of Lots 57 and 58 and running thence with the joint line of
said lots, S. 67-50 W., 149.4 feet to an iron pin at the joint rear corner
of Lots 58 and 57; thence running with the line of Lot 58, N. 17-44 W., 96.8
feet to an iron pin at the joint rear corner of Lots 58 and 59; running thence
with the joint line of said lots, N. 75-09 E., 143.4 feet to an iron pin on
the western side of Paddock Lane; thence with the western side of Paddock
Lane, S. 22-09 E., 78.1 feet to an iron pin at the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of James A.
McCaughy and Frances M. McCaughy, dated December 19, 1975 and recorded in the
R.M.C. Office for Greenville County, S. C., in Deed Book 1029 at Page 200.

ALSO: ALL that piece, parcel or lot of land lying in the State of South
Carolina, County of Greenville, with all improvements thereon, situate and
known and designated as a portion of Lot 57 on plat of Devenger Place, Section
1, recorded in Plat Book 4X at Page 79 and having the following metes and bounds

BEGINNING at an iron pin at the joint rear corner of Lots 57 and 58 and running
thence with joint line of said lots N. 67-50 E., 91.25 feet to an iron pin in
joint line of said lots; thence a new line through Lot 57, S. 61-39 W., 92.5
feet to an iron pin in rear line of Lot 57; thence with rear line of Lot 57,
S. 17-44 E., 10 feet to beginning corner.

This being a portion of the property conveyed by James A. and Frances M.
McCaughy by deed recorded in Deed Book 1021 at Page 567 on July 21, 1975.

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-----continued on schedule A-----

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting,
ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that
it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty),
and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights there-
unto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of
redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor
shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default
hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever
in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said
property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds
himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against
the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated December 4, 1981
in the principal sum of \$ 107,200.00 , signed by Michael R. Hoffman and
Gail Sittman Hoffman
in behalf of _____

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DOCUMENTARY STAMP

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