

MORTGAGE OF REAL ESTATE
GREENVILLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AUG 10 10 23 AM '83
GREENVILLE
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Alan W. McCauley and Patsy E. McCauley
(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 Eleven Thousand and no/100-----
Dollars (\$11,000.00) due and payable

in eighty-four (84) consecutive monthly installments of principal and interest
in the amount of Two Hundred Thirty-nine and 56/100 (\$239.56) Dollars each
commencing September 4, 1983, and due on or before the 4th day of each month
thereafter until paid in full.
with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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 western side of Thompson Road and being
shown and designated as a 4.0 acre tract of land, more or less, on plat of
property of Sandra J. Welling recorded in the RMC Office for Greenville
County in Plat Book 6-I at Page 89 and being shown on a more recent plat
entitled "Property of Albert C. Burnett and Albert R. Burnett" prepared by
Carolina Surveying Company dated April 16, 1979, and recorded in said RMC
Office in Plat Book 7-D at Page 69, and having, according to said plat, such
metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of
Albert C. Burnett and Albert R. Burnett dated August 5, 1983, recorded on
August 10, 1983, in Book 1194 at Page 130.

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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is
lawfully entitled 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof