STATE OF SOUTH CAROLINA AP \$15 At 729

MORTGAGE OF REAL ESTATE

1351 4£956

COUNTY OF Spartanburgi Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lee S. Fuentes, Jr., and Maria H. Fuentes, his wife,

(hereinafter referred to as Mortgagor) is well and truly indebted unto North Carolina National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of even-Thousand Four-Hundred Seven and 84/100---
at the rate of \$154.33 per month including principal and interest for a total of 48 months, the first payment due October 15, 1975, and a like payment on the 15th day of each month thereafter.

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 texes, 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, bargaired, 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

OAll that piece, parcel, or lot of land in both Spartanburg and Greenville Counties, located on the eastern side of Highway No. 14, and being shown 13.8 lacre tract, less the within mentioned conveyances, on plat made for C.S. West by J. Q. Bruce, surveyor, dated 11-6-1957 and 7-28-1958 and having the following metes and bounds to wit:

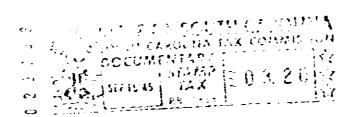
BEGINNING in center of Highway No. 14 in Greenville County, corner of a ¹⁵14.8 acre tract, now Charles W. Ford, and running thence S. 72.56 E. 1166 feet; thence N. 5 E. 671 feet to a corner of 8.4 acre tract; thence with this tract N. 87.04 W. 1081 feet to center of said highway; thence with said highway S. 13.18 W. 393 feet to the BEGINNING corner.

LESS HOWEVER, that lot of land conveyed to R.C. Pace, by deed recorded in Deed Book 26-N at Page 597, Spartanburg County R.M.C. Office and that lot in Greenville County shown by deed recorded in Deed Book 884 at Page 634, Greenville County R.M.C. Office which is shown as Block Book No. 623.2-1-11, Greenville County.

LESS HOWEVER, also that lot of land conveyed to E.J.Dillard and Nell W. Dillard by deed recorded in Deed Book 645 at Page 300, Greenville County R.M.C. Office.

DERIVATION: Same property conveyed to Grantor by deed dated September 11, 1975, recorded in the R.M.C. Office for Spartanburg County and Greenville County.

Being a net of 7.3 acres, more or less. This property is all taxed in Spartanburg County.



Together with all and singular rights, members, herditaments, and eppurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or titted 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 Mortgagoe forever, from and against the Mortgagor and all persons whomseever fawfully claiming the same or any part thereof.

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