LAW OFFICES OF THOMAS C. BRISSEY, IP. 33 AM 183 MORTGACE OF REAL ESTATE

DONNIE S. T. A. LEILSLEY

R.M.C

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

and No/100

55 1607 au556

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

WHEREAS, JAMES R. WILSON, JR. AND KATHLEEN C. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company, P. O. Box 3028, Greenville, S. C. 29602

(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

Thirty-Eight Thousand Three Hundred Eighty-Three Dollars (\$ 38,383.33 ) due and payable

in accordance with terms and provisions of promissory note of even date, THE SCHOOL SECTION OF THE SECTION OF 

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, the Mortgagee's heirs, 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

situate, lying and being in Ward 5 of the City of Greenville, State of South Carolina, on the north side of Pendleton Street, and having, according to plat prepared by C. M. Furman, Jr., Engineer, October 6, 1925, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pendleton Street, which pin is 189 feet west from the northwest intersection of Pendleton and Markley Streets, and running thence along line of Wm. Hoesh property, N. 18-20 W. 278.5 feet to an iron pin on the south side of Rheet Street; thence along said street N. 70-30 E. 89 feet to an iron pin; thence S. 18-20 E. 278.5 feet to an iron pin on the northern side of Pendleton Street; thence along said Pendleton Street S. 70-30 W. 89 feet to the point of beginning.

ALSO all that piece, parcel or lot of land in said County of Greenville, State of South Carolina, at the southwest corner of Rhett and Markley Streets and running thence along the southern side of Rhett Street, S. 70-30 W. 100 feet to an iron pin on corner of other property of J. Robert Martin; thence S. 18-20 E. 128.6 feet to an iron pin, corner of church property; thence along the line of church property, N. 70-30 E. 100 feet to iron pin on the west side of Markley Street N. 18-20 W. 128.6 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of Margaret M. Suber recorded on September 13, 1971, in Deed Book 924, page 585 in the

RMC Office for Greenville County, S. C. ADDRESS OF MORTGAGEE: P. O. Box 3028, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA DA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY 1 STAMP. TAX

"If all or any part of the property covered by this mortgage is sold or transferred by the mortgage s prior written consent, mortgagee may, at mortgagee's option, declare all the sums secured by this mort gage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale of transfer, mortgagee and the person to whom the subject property is to be sold or transferred reach agreement in writing that the interest payable on the sums secured by this mortgage shall

be at such rate as the mortgagee may request, and the terms of this mortgage shall be as 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 is 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 Mortgagor forever from and expired the Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever from and expired the Mortgagor forever from and expired the Mortgagor further covenants to warrant and forever from and expired the Mortgagor forever from the Mor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.