

MORTGAGE OF REAL ESTATE

1634 11884

Mortgagee's mailing address: P. O. Box 3028, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
FILED  
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DUNNIE'S  
R.M.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Helen M. Ackerman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First-Citizens Bank and Trust Company of South Carolina,

(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 Five Hundred Sixty and 96/100-----

-----Dollars (\$13,560.96 ) due and payable in ninety-six (96) equal monthly installments of \$141.26 each, beginning on December 7, 1983, and then thereafter each successive month and date until paid in full,

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: Interest is computed in the monthly installments.

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, being known and designated as Lot 27 of a subdivision known as Cunningham Acres according to a plat thereof prepared by C. O. Riddle, Surveyor, dated March 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 118 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots 26 and 27 on the northern side of Tara Avenue and running thence with the joint line of said lots, N. 5-20 E. 165 feet to an iron pin in the line of Lot 24; thence with the lines of Lots 24 and 23, S. 84-40 E. 110 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the joint line of said lots, S. 5-20 W. 165 feet to an iron pin on the northern side of Tara Avenue, joint front corner of Lots 27 and 28; thence with the northern side of Tara Avenue, N. 84-40 W. 110 feet to the point of beginning.

This mortgage is junior to a real estate mortgage held by Carolina National Mortgage Investment Co., dated May 26, 1971, and recorded in Mortgage Book 1192, page 293, R.M.C. Office for Greenville County.

This is the same property conveyed to the mortgagor by John M. Ackerman, Jr., by deed dated February 25, 1977, and recorded in Deed Book 1051, page 615, R.M.C. Office for Greenville County.

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STATE OF SOUTH CAROLINA  
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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.

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 whomsoever lawfully claiming the same or any part thereof.

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