

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FILED  
FEB 11 56 PM '81  
DONNIE STANKERSLEY  
R.M.C.

BOOK 1531 PAGE 638

**MORTGAGE  
OF  
REAL PROPERTY**

THIS MORTGAGE, executed the 4th day of February, 1981, by Donald E. Brandt and Mary E. Brandt (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Greenville, South Carolina.

**WITNESSETH:**

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated February 4, 1981, to Mortgagee for the principal amount of Twenty Thousand and no/100ths Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):  
ALL that parcel or tract of land lying on the western side of South Carolina Highway 253 and the southern side of a county road known as Buckhorn Road, Greenville County, South Carolina, containing 29.34 acres according to plat prepared by Carolina Surveying Company for the M.C. Donnan Estate as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 65, Page 31, and having, as shown thereon, the following metes and bounds:

BEGINNING at a nail in the pavement near the center of Buckhorn Road at its intersection with South Carolina Highway 253, and running thence S 42-12 W 263.9 feet along the western side of South Carolina Highway 253; thence continuing along said Highway S 13-30 W 174.2 feet to an iron pin; thence S 77-58 W 1416.4 feet to an iron pin; thence turning and running N 1-42 W 1231.8 feet to an iron pin, the joint corner with lands now or formerly of Boroughs; thence S 69-35 E 472.7 feet to an iron pin; thence S 55-47 E 212.5 feet to an iron pin; thence S 21-54 E 98.6 feet to an iron pin; thence S 39-52 E 99.7 feet to an iron pin; thence S 53-35 E 152.4 feet to an iron pin; thence N 38-12 E 418.5 feet to an iron pin on the southern side of Buckhorn Road; thence N 69-48 E 186.3 feet to a point; thence S 61-55 E 311.4 feet to an iron pin; thence S 18-24 E 295.0 feet to a nail, the point of beginning.

LESS, however, a 1.5 acre tract shown on plat of property of Donald E. and Mary E. Brandt as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8F, Page 37, reference to said plat being made for a metes and bounds description of said acreage.

DERIVATION: This being the greater portion of the property conveyed to Mortgagor by deed of Ernestine Hawkins Donnan, et al, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1085, Page 8 on August 9, 1978.

**TOGETHER** with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

**TO HAVE AND TO HOLD** all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

**MORTGAGOR** covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

**PROVIDED ALWAYS**, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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