

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.  
SEP 11 3 08 PM '81  
WARRERSLEY  
R.M.C.

MORTGAGE  
OF  
REAL PROPERTY

1552 1529  
Mortgagee's  
Address:  
P.O. Box 2568  
Greenville, S.C.  
29602

THIS MORTGAGE, executed the 11 day of September 19 81 by E. Vernon Anderson, Jr. and Gwyn Anderson (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina 29602

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 September 11, 1981 to Mortgagee for the principal amount of \$126,000.00 (See below) 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 certain piece, parcel or lot of land situate, lying and being on the northerly side of Forest Lane in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 26 on Plat of Meyers Park, Section 2, prepared by C.O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 54 and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 57, and having, according to a more recent plat entitled "Meyers Park", Lot 26, Section 2, property of Dr. E. Vernon Anderson, Jr., prepared by Freeland & Associates, dated September 8, 1981, said plat recorded in the RMC Office for Greenville County in Plat Book 8-7 at Page 38, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Forest Lane at the joint front corner of Lots 26 and 27 and running thence with the joint property line of said two lots, N. 17-04 E., 180.91 feet to an iron pin; thence with the property now or formerly of Knollwood Subdivision, the following courses and distances: S. 70-31 E., 99.41 feet to an iron pin; thence S. 89-53 E., 13.66 feet to an iron pin at the joint rear corner of Lots 25 and 26 as shown on the aforementioned plat; thence running along and with the joint property line of said last two mentioned Lots, S. 13-30 W., 176.71 feet to an iron pin on the northern side of Forest Lane, thence running along and with the northern side of Forest Lane the following courses and distances: N. 76-30 W., 16 feet to an iron pin and N. 74-43 W., 107.49 feet to the beginning point.

DERIVATION: This being the identical property conveyed to the Mortgagors herein by Butler B. Mullins, et ux by deed dated December 31, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1118 at Page 258.

\* \$126,000.00 or so much thereof as shall have been disbursed from time to time.

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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