

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C. 200A 1592 PAGE 890
JAN 26 12 31 PM '83 MORTGAGE
OF
JOHN L. TANKERSLEY REAL PROPERTY
R.M.C.

THIS MORTGAGE, executed the 26th day of January, 1983, by Charles E. Luttrell and Marilyn C. Luttrell (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 2568, Greenville, S.C. 29602.

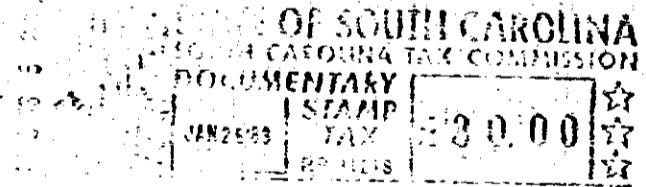
WITNESSETH:

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 January 26, 1983, to Mortgagee for the principal amount of Seventy-five Thousand and no/100 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 piece, parcel or tract of land situate, lying and being on the northern side of Butler Springs Road in Greenville County, South Carolina containing 1.71 acres as shown on a plat entitled PROPERTY OF CHARLES E. LUTTRELL AND MARILYN C. LUTTRELL made by Carolina Surveying Company dated January 4, 1983 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road at the southeastern corner of the within described property and property now or formerly belonging to Georgia B. Smeak and running thence along the Smeak line, N. 1-58 E. 144.5 feet to an iron pin; thence continuing along the line of Smeak, N. 12-11 E. 236.2 feet to an iron pin; thence continuing along the Smeak line, N. 37-28 E. 92.2 feet to an iron pin in the line of property now or formerly belonging to Gene R. Campbell; thence along the Campbell line, N. 63-59 W. 119 feet to an iron pin at the joint rear corner of the within described property and property now or formerly belonging to Barbara L. Coss; thence along the Coss line, S. 26-47 W. 533.04 feet to an iron pin on the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road, S. 84-00 E. 237.6 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Frank P. McGowan, Jr. as Master in Equity for Greenville County, South Carolina recorded May 14, 1979 in Deed Book 1102 at Page 435.



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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