

BOOK 1699 PAGE 770

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

FILED
GREENVILLE S.C.
JUN 4 32 PM '83
DGH
R.M.C. MOLEY

THIS MORTGAGE, executed the 1st day of June 1983, by David Pavluk and Sonia Pavluk (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Off. 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 June 1, 1983, to Mortgagee for the principal amount of Ninety Seven Thousand, Five Hundred & 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 lot of land in the State of South Carolina, County of Greenville, in Paris Mountain Township, fronting 60 feet on the northwesterly side of State Park Road and consisting of portions of Lots 2 & 3 of Paris Mountain Farms and being specifically described on a plat prepared by W.R. Williams, Jr., Surveyor, dated March 14, 1983 entitled "Survey for David Pavluk" a copy of which is being recorded herewith.

This is a portion of the property conveyed to the Mortgagors by deed of Lee A. Davis, et al recorded on December 30, 1976 in Deed Book 1048 at page 821.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
JUN 2 1983
\$ 39.20
FB 112-3

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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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