

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. HERSLEY
R.M.C.

MORTGAGE
OF
REAL PROPERTY

FILED
AUG 29 4 04 PM '83

THIS MORTGAGE, executed the 26th day of August, 1983, by James D. Waddell and Sandra S. Waddell (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, South Carolina 29602.

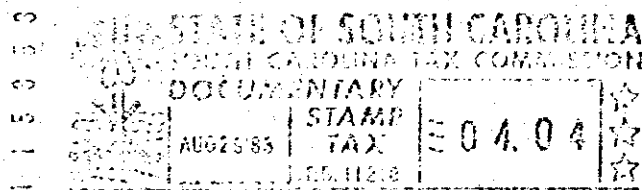
WITNESSETH:

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 August 26, 1983, to Mortgagee for the principal amount of Ten Thousand Eight and 04/100 (\$10,008.04) 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 lot of land situate, lying and being at the intersection of Edwards Road and Chipwood Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 21 and a portion of Lot No. 20 on a plat entitled "Green Hills, Section 1", prepared by Piedmont Engineers, dated October, 1954, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book HH, at page 189, and having, according to said plat and a more recent plat entitled "Property of James D. Waddell and Sandra S. Waddell", prepared by Freeland & Associates, dated July 13, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Edwards Road, at the joint corner of Lots 21 and 22, and running thence with the northern side of Edwards Road S. 42-59 W. 105 feet to an iron pin at the intersection of Edwards Road and Chipwood Lane; thence N. 88-37 W. 35 feet to an iron pin on the eastern side of Chipwood Lane; thence with the eastern side of Chipwood Lane, the following courses and distances: N. 45-44 W. 52.3 feet to an iron pin; thence N. 58-03 W. 44 feet to an iron pin; thence N. 64-26 W. 37.5 feet to an iron pin; thence on a new line through Lot No. 20 N. 14-44 E. 207.6 feet to a point in the center of a branch; thence with the center of said branch as the line for a traverse line of N. 76-00 E. 20 feet to a point; thence with the line of Lot No. 22 S. 20-00 E. 119.6 feet to an iron pin; thence continuing with the line of Lot No. 22 S. 47-35 E. 138.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert Clifton Fox and Elvera Mae Fox, dated July 31, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1152, at page 899, on August 3, 1981.



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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