

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 12th day of September, 1983, by David B. Mann and Edward P. Holder, Jr. (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, SC 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 9-12-83, to Mortgagee for the principal amount of Fifty-six Thousand Two Hundred Fifty and no/100's 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 on the eastern side of Moultrie Street, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as part of Lot No. 7, of Edisto Forest Subdivision, and shown on a Plat of property of David B. Mann and Edward P. Holder, Jr., prepared by Freeland and Associates, R.L.S., on September 8, 1983, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Moultrie Street, at a point 201.08 feet from the intersection of Moultrie Street and West Faris Road and running thence along the common line with Lot No. 8 N. 71-49 E. 122.51 feet to an iron pin; thence running S. 7-03 E. 57.07 feet to an iron pin; thence running along the common line of Lot No. 6 and 7 S. 71-49 W. 122.92 feet to an iron pin on Moultrie Street; thence running along Moultrie Street N. 6-39 W. 57.15 feet to an iron pin, the point of beginning.

This being a portion of the same property conveyed to David B. Mann by Harriette B. Wade on January 7, 1983, and recorded in Deed Book 1180 at Page 530. Edward P. Holder, Jr., having acquired an undivided one-half interest by Deed of David B. Mann of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDED
MORTGAGE
STAMP
TAX 22.52

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

024

4328 W-2