

** WHEREAS, Jim Dodds Pontiac - GMC, Inc. is indebted to FIRST NATIONAL BANK in an additional amount of Two Hundred Seventy-Five Thousand and No/100 (\$275,000.00) Dollars as evidenced by the Note of even date and it is the desire of the Mortgagors herein to secure that obligation by the execution of a Mortgage, and

Nov 4 12 56 PM '83
DONNIE S. T. PERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James W. Dodds and William L. Dodds

(hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First National Bank of South Carolina (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Million Ninety-Five Thousand and No/100 DOLLARS (\$1,095,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and **

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable June 1, 1991,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and shown in the Greenville County Tax Maps as Sheet 263 Block 1 Lots 6.1 and 6.2, containing 4.13 acres more or less as shown on plat entitled "Property of Enos O. Bishop" as recorded in Plat Book 8-F at Page 56, in the RMC Office for Greenville County, and according to a more recent plat by James R. Freeland, RLS to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road, said pin being approximately 1260 feet from the intersection of Laurens Road and Woodruff Road, running thence S 22-15-30 E 264.9 feet to an iron pin; thence S 46-26-32 W 441.02 feet to an iron pin; thence S 46-30-50 W 223.74 feet to an iron pin; thence N 62-17-07 W 245.44 feet to an iron pin; thence N 45-29-22 E 839.1 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to James W. Dodds by general warranty deeds of Chet Smith Pontiac, Inc. on January 7, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1180 at Page 665 and on March 13, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1184 at Page 976. William L. Dodds received a forty (40%) percent interest in this property by general warranty deed of James W. Dodds dated Nov 4, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1199 at Page 942.

STATE OF SOUTH CAROLINA
RECORDS AND DOCUMENTS
SECTION
STAMP
TAX
110.00
R6 11/18

RECORDS AND DOCUMENTS
SECTION
STAMP
TAX
136.00
R6 11/18

0153

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