

GREENVILLE S.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of November 1983 between the Mortgagor, Jimmy H. Machen and Lana G. Machen (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Chapman Road in Greenville County, South Carolina being known and designated as Lot No. 132 as shown on a plat entitled CHANTICLEER, SECTION 3 dated May 9, 1968 prepared by Campbell & Clarkson, Surveyors, recorded in Plat Book WW at Page 23 and having according to a more recent survey thereof entitled PROPERTY OF JIMMY H. MACHEN AND LANA G. MACHEN made by Freeland & Associates dated November 9, 1983 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10E at Page 9 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Chapman Road at the joint front corner of lots nos. 132 and 133 and running thence along the common line of said lots, N. 3-23 E. 211.05 feet to an iron pin; thence along the common line of lots 132 and 132-A, S. 56-36 E. 170.29 feet to an iron pin on the western side of Catesby Vale; thence along the western side of Catesby Vale, the following courses and distances: S. 24-41 W. 18.05 feet to an iron pin, S. 1-54 W. 41.31 feet to an iron pin, S. 16-32 W. 49.93 feet to an iron pin and S. 57-23 W. 37.91 feet to an iron pin on the northern side of Chapman Road; thence along the northern side of Chapman Road, N. 82-24 W. 22.96 feet to an iron pin and N. 85-31 W. 77.08 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Yvonne Shiflet Byrd to be recorded herewith.

which has the address of 191 Chapman Road Greenville, S.C. 29605 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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