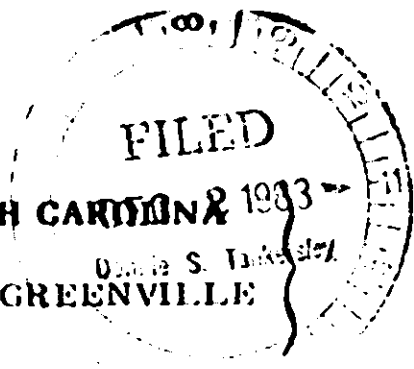


STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE



**MORTGAGE
OF
REAL PROPERTY**

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THIS MORTGAGE, executed the 15 day of November, 1983, by Billy Eugene Chasteen and Joyce C. Chasteen (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P. O. Box 8, Belton, SC 29627

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 November 15, 1983, to Mortgagee for the principal amount of Twenty one thousand, two hundred, seventy five ~~699/1000~~ 699/1000 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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 1.75 acres, more or less, as shown on Plat of a survey made by Hugh J. Martin, Surveyor, dated March 30, 1963; beginning at a point on U. S. Hwy. 76 and running thence N. 52-45 E. 334 feet to an iron pin; thence S. 47-35 E. 218.3 feet to an iron pin; thence S. 39-20 W. 259 feet to the point of beginning; bounded on the Northwest by lands of W. A. Babb; on the Northeast by other lands of Leila W. Taylor on the Southeast by R. E. Crumpton; and on the Southwest by U. S. Hwy. 76.

This being the same property conveyed unto mortgagors herein by Tibitha W. Benjamin by deed dated October 23, 1970, of record in the RMC for Greenville County, South Carolina, in Deed Book 901 at Page 334.

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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