

STATE OF SOUTH CAROLINA)
County of GREENVILLE)

MORTGAGE OF REAL ESTATE

VOL 1680 PAGE 736

This MORTGAGE is dated August 31, 1984

The "MORTGAGOR" referred to in this Mortgage is Frank McCleer

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from Frank McCleer

to Mortgagee in the amount of \$ Fifty Thousand and no/100--(\$50,000.00) dated 8/31, 1984

The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is August 30, 1985. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 50,000.00, plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid monthly.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any future advances made under paragraph 13 below; (c) expenditures by Mortgagee under paragraph 5 below; (d) any advances of funds by Mortgagee under paragraph 10 below; and (e) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property (hereinafter referred to as the "Property"):

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, lying west of and a short distance from the Greer-Locast Hill highway, near Double Springs Church, containing One and nine-tenths (1.9) acres, more or less, designated as Lot No. 4 on May No. 1 of the W. R. C. Edwards Estate, according to survey by H. L. Dunahoo, Surveyor, dated September 24, 1946, and having the following courses and distances:

BEGINNING at stake on bank of road, corner of Lot No. 1; and running thence along said road S. 3.00 E. 275 feet to corner Lot No. 5; thence S. 80-00 W. 370 feet to corner of Lot No. 2; thence along same N. 10-30 E. 300 feet to corner of Lot No. 1; thence along line of same N. 80-30 E. 300 feet to the BEGINNING corner.

ALSO: ALL that other parcel or lot of land adjoining the above described, containing 2.5 acres, more or less, designated as Lot No. 5 of the W. R. C. Edwards Estate, Map No. 1, according to survey by H. L. Dunahoo, Surveyor, dated September 24, 1946, and having the following courses and distances, to-wit:

BEGINNING at the corner of Lot No. 4 on bank of road; and running thence along road S. 3.00 E. 275 feet to corner of T. R. Fowler land; thence along Fowler line S. 78-35 W. 440 feet to corner of Lot No. 3; thence along line of Lot No. 3 N. 10-30 E. 293 feet to corner of Lot No. 4; thence along line of same N. 80-00 E. 370 feet to the BEGINNING corner.

The above described property is the same acquired by the Mortgagor by deed from George M. Cooley, et al. recorded on the 22 day of March, 1983

TOGETHER with all and singular the 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); Mortgagee's Address:

Route 3
Meece Bridge Road
Taylors, S. C. 29687

RECORDED

1984-11-2

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