

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OCT 31 1983
DONN R.M.C.

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the ... 31st ... day of ... October ... 19 83 ... by
John J. Huebner (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...
Post Office Box 2568, Greenville, South Carolina 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 October 31, 1983, to Mortgagee for the principal
amount of \$50,000.00 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 in the City and County of Greenville, State of
South Carolina being situate on the eastern side of Trails End, being known and
designated as Lot 158, Cleveland Forest, according to plat of said subdivision
prepared by Dalton & Neves in May, 1940, with revisions through October, 1949, as
recorded in the RMC Office for Greenville County in Plat Book M at Page 57 and
having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Trails End at joint front corner of
Lots 157 and 158; thence on an angle, the chord of which is N. 4-25 W 53.2 feet to
an iron pin; thence continuing on an angle, the chord of which is N. 27-45 E.
43.5 feet to an iron pin, thence further continuing on an angle, the chord of
which is N. 73-48 E. 40.9 feet to an iron pin; thence further continuing on
an angle, the chord of which is N. 82-29 E. 30.3 feet to an iron pin, thence
further continuing on an angle, the chord of which is N. 20-09 E. 70.2 feet
to an iron pin at common corner of Lots 158 and 204 on the west boundary of
a one foot strip reserved; thence along said strip reserved, S. 25-25 E. 109.1
feet to an iron pin at joint rear corner of Lots 157 and 158; thence S. 64-35 W.
173 feet to an iron pin at joint front corner of Lots 157 and 158, the point of
beginning.

The above described property is subject to restrictions recorded in the RMC
Office for Greenville County, South Carolina in Vol. K at Page 47 and 90. Said
property is further restricted in that no residential building costing less than
Six Thousand (\$6,000.00) Dollars may be built thereon, nor nearer than fifty (50)
feet to the street line. Any residential building built on said lot shall face
onto Trails End.

This being the same property conveyed to Mortgagor by deed dated June 24, 1966
and recorded in the RMC Office for Greenville County in Deed Book 883, page 155.

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

0319

4328-11-2