

Mortgagee's mailing address: P. O. Box 2568, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONALD S. WILKINSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 4th day of November, 1983, by Maurice Brown and Ann C. Brown (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box

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 to Mortgagee for the principal amount of Twenty Thousand and no/100 (\$20,000.00) 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 situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 52 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, October 1, 1958, revised May 26, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at page 96, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western edge of Stone Lake Drive, the joint front corner of Lots Nos. 51 and 52, and running thence along the joint line of said lots, N. 80-53 W. 278.3 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence along the rear line of Lot No. 8, S. 17-21 W. 92.8 feet to an iron pin; thence continuing along the rear line of Lot No. 8, S. 31-02 W. 16.8 feet to an iron pin at the rear corner of Lot No. 53; thence along the line of that lot, S. 76-30 E. 288.7 feet to an iron pin on the western edge of Stone Lake Drive; thence along the western side of Stone Lake Drive, N. 13-30 W. 130.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of A. M. Stone, et al, dated September 4, 1963, and recorded in Deed Book 731, page 305, R. M. C. Office for Greenville County.

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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