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H.A.C. 10057

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE  
OF  
REAL PROPERTY

P.O. Box 485  
Williamston, SC 29687

THIS MORTGAGE, executed the 21st day of November, 1983, by  
Larry J. Meares (hereinafter referred to as "Mortgagor")  
to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is

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 21, 1983, to Mortgagee for the principal amount of Twenty-Four Thousand and No/100 (\$24,000.00) 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 located in the County of Greenville, State of South Carolina, being known and designated on a plat entitled Property of Daisy B. Cash dated September 13, 1957, by J.C. Hill, L.S., as a 1.5 acre lot, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of U.S. Highway No. 25, joint front corner of Aliene C. Harris and property now or formerly belonging to Mrs. Rogers, and running thence along said Highway N. 7-35 E. 110.25 feet to a point; thence running S. 88-15 W. 592.6 feet to a point; thence running S. 7-35 W. 110.25 feet to a point; thence running N. 88-15 E. 592.6 feet to the point of beginning.

This is the same piece, parcel or lot of land conveyed unto Larry J. Meares by deed of Barbara J. Cash of even date to be recorded simultaneously herewith.

*[Faint, illegible text, possibly a stamp or signature]*

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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