

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 8 11 28 AM '84
DONNIE S. TANKERSLEY
R.H.C.
MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 7th day of March 1984 by Donnie Ray Sorenson and Marsha K. Sorenson (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 March 1984 to Mortgagee for the principal amount of One Hundred Eight Thousand and 00/100 (\$108,000.00) 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 certain piece, parcel or tract of land, lying and being in the County of Greenville, State of South Carolina, and being more particularly shown as Lots 52, 53, 54, 55, 56, 57, 58 and 59 of Enoree Heights on a Plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10 I at Page 33, said lots also being shown as consolidated into 4.22 acres on a Plat entitled, "Property of Donnie Ray Sorenson and Marcia K. Sorenson" dated March 5, 1984, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the northern side of intersection of Blue Ridge Drive and Caroldean Circle and running thence with Blue Ridge Drive S. 71-05 W. 147.0 feet to an iron pin; thence S. 81-30 W. 42.0 feet to an iron pin; thence S. 81-30 W. 41.84 feet to an iron pin; thence S. 82-28 W. 130 feet to an iron pin; thence S. 82-40 W. 109.28 feet to an iron pin; thence S. 82-40 W. 116.18 feet to an iron pin; thence turning and leaving said Blue Ridge Drive and following the joint property line of property of Brashier N. 6-31 W. 177.02 feet to an iron pin; thence N. 2-19 E. 27.92 feet to an iron pin; thence N. 2-05 E. 179.38 feet to an iron pin located on the southern right-of-way of Caroldean Circle; thence following the southern right-of-way of Caroldean Circle S. 88-16 E. 110.47 feet; S. 88-16 E. 50.40 feet; thence N. 89-34 E. 100 feet; thence N. 87-24 E. 52 feet; thence S. 80-03 E. 70.23 feet; thence S. 67-32 E. 53 feet; thence S. 58-08 E. 82.80 feet; thence S. 48-45 E. 25 feet; thence S. 35-51 E. 78.59 feet; thence S. 26-27 E. 30.90 feet; thence S. 21-27 E. 59.60 feet; thence S. 22-28 W. 38.50 feet to the point of BEGINNING.

THIS conveyance is subject to any and all easements, rights-of-way, restrictions, setback lines, and zoning ordinances, if any, appearing on the property and/or of record.

THIS being the same property conveyed to the Mortgagors herein by deed of T. Walter Brashier dated December 29, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1160 at Page 417 on January 4, 1982.

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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