

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
JUN 5 4 43 PM '84
DONALD W. WATERSLEY
REC'D

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the ...31st... day ofMay..... 19 ..84..... by
Cheryl F. Lawson..... (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
..P.O.. Box. 2568, Greenville, SC..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 ..May 31, 1984..... to Mortgagee for the principal amount of Ten Thousand Four Hundred Five & 70/100 (\$10,405.70) 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 lot of land, with the buildings and improvements thereon, situate, lying and being on the southwest side of Augusta Road, being shown as a portion of Lot No. 2 on Plat of Property of G. F. Cammer, made by R. E. Dalton, Engineer, February, 1923, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "L", at Page 115, and a more recent plat of Cheryl F. Lawson made by R. B. Bruce, RLS dated March 30, 1979, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Augusta Road at the joint front corner of Lots Nos. 1 and 2 and running thence along the southwest side of Augusta Road S. 36-48 E. 89-feet to an iron pin at the corner of Augusta Road and Cammer Avenue; thence along the northwest edge of Cammer Avenue S. 44-17 W. 183.1-feet to an iron pin at the corner of lot now or formerly of John M Parker; thence along the Parker line N. 47-24 W. 87.9-feet to an iron pin in joint line of Lots Nos. 1 and 2; thence along the line of Lot No. 1 N. 44-17 E. 199.5-feet, more or less, to an iron pin on the southwest side of Augusta Road, the beginning corner.

This being the same property conveyed to the mortgagor by deed of Roy W. Chatman and Mary M. Chatman of even date herewith; and being conveyed to Roy W. Chatman and Mary M. Chatman by deed of Lona T. Long, recorded in Greenville County R.M.C. Office in Deed Book 941, at Page 477 on 4/21/72.

This mortgage is second and junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association dated April 19, 1979, recorded in Book 1463, Page 796, in the original amount of \$26,150.00; subsequently assigned to South Carolina State Housing Authority, Book 1484, Page 197.

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

0530

27328-27