

Vol 1072 No 548

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) MORTGAGE  
OF  
REAL PROPERTY

JUL 19 3 53 PM '84  
DONN... ASLEY

THIS MORTGAGE, executed the 12th day of July, 19 84, by Pate, Bridgers, Aughtry, Inc. (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, S.C. 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 ... to Mortgagee for the principal amount of Two Hundred Twenty Thousand and No/100 (\$220,000.00) 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, located, lying and being in the County and City of Greenville, State of South Carolina, being shown and designated as Lot 65, Section Three, Collins Creek, as shown on plat entitled "Section Three, Collins Creek", dated July 19, 1982, prepared by C. O. Riddle, RLS, recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 62 and 65 and running thence N. 83-58 E., 70.65 feet to a point; thence N. 03-06 E., 250 feet to a point in the right-of-way of Babbs Hollow Road; thence along said right-of-way, S. 83-58 W., 150 feet to a point; thence S. 15-10 E., 250 feet to a point at the joint rear corner of lots 62 and 65, the point and place of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Cothran & Darby Builders, Inc., recorded in the RMC Office for Greenville County in Deed Book 1210 at Page 28 on April 6, 1984.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
JUL 19 84  
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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

