

COUNTY OF GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 4th day of September

19 84, between the Mortgagor Wm. G. McCuen

(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

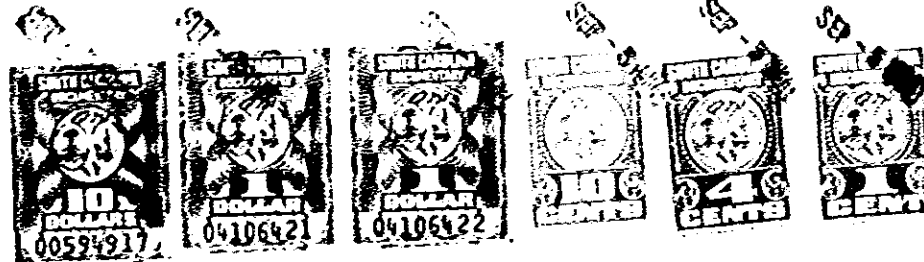
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand four hundred sixteen and 15/100's (40,416.15) Dollars, which indebtedness is evidenced by Borrower's Note dated September 4, 1984 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on as per note of even date herewith

This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in

the County of Greenville, State of South Carolina:

ALL that parcel or tract of land in the Highland Township, Greenville County, South Carolina, lying on the west side of Gap Creek Road about two miles north of Highland, and being shown on a plat of property prepared by Terry T. Dill, Reg. CE & LS, dated October 6, 7, 1971, and according to said plat having the following courses and distances, to-wit: BEGINNING at a point in center of S. C. Highway 101, corner of lands now or formerly owned by Theo Gosnell, and running thence with said highway S 20-18 E 659.7 feet to point in center of said highway (iron pin back on bank); thence N 84-35 W 927 feet to stone and iron pin; thence S 51-45 W 729 feet to an iron pin; thence S 55-45 W 991 feet to rear line and stone and iron pin; thence as a rear line N 19-50 W 1179 feet to a point; thence continuing as rear line N 14-12 W 317 feet to corner and stone; thence with line of property now or formerly owned by Elsie Pittman N 77-00 E 1584 feet to an iron pin; thence S 20-18 E 250 feet to an iron pin; thence S 76-55 W 210 feet to an iron pin; thence S 19-26 E 210 feet to an iron pin; thence with property owned now or formerly by Theo Goanell N 76-27 E 544 feet to iron pin; thence continuing along line N 77-31 E 558 feet to the point of BEGINNING and containing according to said plat 52.8 acres, more or less. This is the identical lands conveyed by Curtis B. Hollifield, Jr. to Wm. G. McCuen by deed dated November 30, 1971, recorded in Deed Book 34, page 219, Greenville County Records.



which has the address of (Street) (City) (State and Zip Code) (herein "Property Address"):

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, except as herein noted, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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RESERVED

4325-WV-20