

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY S.C.  
COUNTY OF GREENVILLE  
NOV 1 4 18 PM '83  
DONNIE S. HANER & LAY  
R.M.C.

MORTGAGE  
OF  
REAL PROPERTY

THIS MORTGAGE, executed the 1st day of November 19 83 by JAMES I. BURNS, JR. & JANET E. BURNS (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 November 1, 1983 to Mortgagee for the principal amount of SIXTY THOUSAND AND NO/100 (\$60,000.00) 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 tract of land situate, lying and being in County of Greenville, State of South Carolina, containing 1.95 acres more or less including distance to center of Little Texas Road now Hindman Road, according to survey of property of James I. Burns, Jr. and Janet E. Burns by Kenneth Gould, Surveyor, dated 7/23/83, and having according to said plat the following courses and distances, to wit:

BEGINNING at nail and cap in Little Texas Road (now Hindman Road) and running thence N. 86-00 W. 24 feet to iron pin; running thence N. 86-00 W. 416 feet to iron pin; running thence S. 4-04 W. 208 feet to iron pin; running thence S. 86-03 E. 402.8 feet to iron pin; thence continuing S. 86-03 E. 24 feet to nail and cap in Little Texas Road, now Hindman Road; thence continuing with said road N. 7-42 E. 208.4 feet to nail and cap, beginning corner.

This being same property conveyed to Mortgagors herein by deed of Carlos Cisson and Sandra S. Cisson recorded August 2, 1983, in Deed Book 1193, page 619 /

RECORDED  
STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
NOV 1 1983  
STAMP \$ 24.00

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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