

1510 484

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED MORTGAGE  
S.C. OF  
REAL PROPERTY  
AUG 11 10 30 AM '80  
DUNN BERSLEY

RECORDED  
INDEXED  
AUG 11 1980

THIS MORTGAGE, executed the 11th day of August, 1980, by  
CLAUDE R. ROGERS (hereinafter referred to as "Mortgagor")  
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is  
.102. South Main Street, Greenville, South Carolina.

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 August 11, 1980, to Mortgagee for the principal amount of Eighty Thousand and No/100 (\$80,000.00) 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 lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northwest side of State Park Road (SC Highway No. 253) and having the following metes and bounds, according to a plat prepared by R. B. Bruce, Surveyor, dated July 14, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwest side of State Park Road, and running thence N. 76-49 W. 43.35 feet; thence N. 80-57 W. 114.1 feet to an old iron pin in line of property now or formerly of Hollyvale Subdivision; thence along the line of property of said subdivision, N. 30-05 W. 729.4 feet to an iron pin; thence N. 58-28 E. 93.0 feet to an iron pin; thence running N. 20-03 W. 204.0 feet to an iron pin; thence turning and running S. 58-28 W. 93.0 feet to an iron pin; thence N. 16-12 W. 221.0 feet to an iron pin; thence running with the line of property now or formerly owned by Mamie D. Maddox, N. 78-31 E. 706.1 feet to an iron pin; thence S. 83-55 E. 122.5 feet to an old iron pin in line of property now or formerly of Paris Mountain Farms Subdivision; thence along the line of said Subdivision property, S. 5-04 W. 129.2 feet to an old iron pin; thence S. 4-32 W. 963.6 feet to an old iron pin on the northwest side of State Park Road; thence along the said State Park Road, S. 36-00 W. 126.1 feet to the point of beginning.

Derivation: T. Walter Brashier, Deed Book 1049, Page 676, recorded January 14, 1977.

*[Faint signature and stamp area]*

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

484  
0.48

4328 RV-2