

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE

FILED
CO. S. C.
10 CL AH '80
LANKERSLEY
M.C.

MORTGAGE
OF
REAL PROPERTY

1518 258

THIS MORTGAGE, executed the 8th day of September, 1980, by Elmer Robert Cromer and Barbara McAbee Cromer (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is S. Main St., Greenville, SC 29601

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 September 8, 1980, to Mortgagee for the principal amount of Nine-thousand two-hundred twenty-three & 51/100 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"):

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All that certain piece parcel or lot of land with all improvements thereon situate lying and being in the State of South Carolina, County of Greenville on the Southern side of Old Easley Bridge Road, consisting of approximately 3.96 acres of land being all of the remaining property inherited by Eula C. Cromer from E.B. Cromer and having the following approximate courses and distances to wit:

Beginning at a point on the Southern side of Old Easley Bridge Road and running thence in a Southerly direction of 786.5 feet more or less; thence S. 32-48 W. 202.7 feet more or less to a point; thence N. 21-11 W 886.2 feet more or less to a point on the south side of Old Easley Bridge Road; thence with said road N. 76-05 E. 255.3 feet more or less to the beginning corner.

Being the same conveyed to Elmer Robert Cromer and Barbara McAbee Cromer by deed of Eula C. Cromer dated May 11, 1979 and recorded May 15, 1979 in deed book 1102 page 504 R/C Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
03.72
FF-1218

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

0.25

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