

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. FANKERSLEY
R.M.C.

BOOK 1538 PAGE 150
MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 13th day of April, 1981, by
B. KENNETH BOLT (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 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 April, 1981, to Mortgagee for the principal amount of One Hundred Eighty-seven Thousand and no/100ths 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, together with all buildings and improvements now or hereafter constructed thereon, containing two (2) acres, more or less, situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being a portion of 8.536 acres hereinafter described, a plat of which appears of record in the RMC Office for Greenville County, S. C., in Plat Book 8-F, page 40, and having according to a survey for KENNETH BOLT, made by Freeland & Associates, Surveyors, dated October 10, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property of Albert M. Hicks, et al, and running thence along the eastern side of Hudson Road, N. 6-57 E., 295.3 feet to an iron pin; thence S. 84-15 E., 322 feet to an iron pin; thence S. 6-57 W., crossing a farm pond, 246.7 feet to an iron pin; thence along the line of property of A. M. Hicks and Joyce C. Hicks, S. 87-13 W., 326.6 feet to an iron pin at the point of beginning.

This is a portion of property conveyed to B. Kenneth Bolt by deed of Aileen H. Pierson, et al, recorded in Deed Book 1135, page 810 on October 20, 1980.

The within mortgage is a first lien on the above described two acres.

ALSO: ALL that piece, parcel or tract of land, together with all buildings and improvements, containing 8.536 acres, more or less, (which includes the 2.00 acres hereinabove described), situate, lying and being on the eastern side of Hudson Road, in Butler Township, Greenville County, South Carolina, being a portion of the M. E. Hudson and Lillian Morgan Hudson Homeplace adjoining Merrifield Park Subdivision and being shown on a survey for KENNETH BOLT made by Freeland & Associates, Surveyors, dated September 29, 1980, recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-F, page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of Hudson Road at the corner of property owned by Albert M. Hicks, et al, and running thence N. 6-57 E.,
(CONTINUED ON ADDENDUM)

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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