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MORTGAGE

THIS MORTGAGE is made this 6th day of November 19 81, between the Mortgagor, B. KENNETH BOLT (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the State of South Carolina, whose address is First National Bank of South Carolina, P. O. Box 225, Columbia, S. C., 29202 (herein "Lender").

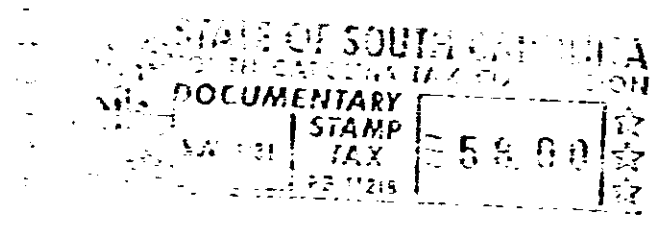
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 6th, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1st, 2011.

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 21 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 piece, parcel or lot of land, together with all buildings and improvements, 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 shown on a plat recorded in Plat Book 8-F, page 40, in the RMC Office for Greenville County, S. C., 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.

The above property 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.



which has the address of 412 Hudson Road, Greenville, South Carolina 29615 (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 seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, 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 insuring Lender's interest in the Property.

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