

Mortgagee's Address:
P. O. Box 2568
Greenville, S. C. 29602

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S.C.

BOOK 1586 PAGE 521

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE executed the 24th day of March, 1982, by Louis F. Snedigar (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, South Carolina 29602.

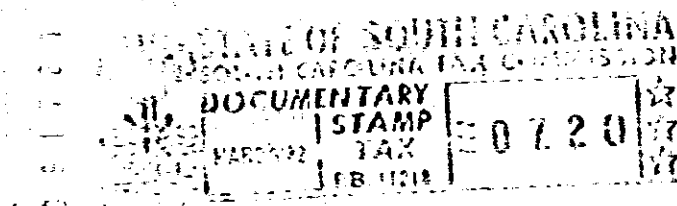
WITNESSETH:

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 March 24, 1982, to Mortgagee for the principal amount of Eighteen Thousand & No/100 (\$18,000.00) 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on Forest Lane, being shown and designated as Lot No. 39 on Plat of Meyers Park, Section Two, Amended, dated November 10, 1976, prepared by C. O. Riddle, R.S., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P, at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Forest Lane at the joint front corner of Lots Nos. 39 and 40, and running thence with the line of Lot No. 40, S. 19-25 W. 205.54 feet to an iron pin at the joint rear corner of Lots Nos. 39 and 40 in the line of property now or formerly designated as Greenville Country Club; thence with the line of property now or formerly designated as Greenville Country Club, the following courses and distances: N. 75-48 W. 103.56 feet to an iron pin; S. 46-34 W. 85.82 feet to an iron pin at the joint rear corner of Lots Nos. 38 and 39; thence with the line of Lot No. 38, N. 23-21 E. 296.23 feet to an iron pin on the southern side of Forest Lane at the joint front corner of Lots Nos. 38 and 39; thence with the southern side of Forest Lane, S. 68-37 E. 122 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Louis Builders, Inc., dated February 18, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1142, at Page 902.



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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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