

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the ...16th... day of ...August..... 19 82..... by Robert M. Stephenson & Phyllis A. Stephenson..... (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 August 16, 1982..... to Mortgagee for the principal amount of Thirteen Thousand and00/100 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"):

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 134 on plat of Hillsborough, Section III, recorded in Plat Book 4N at page 42 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Libby Lane at the joint front corner of Lot 133; thence with the line of Lot 133, N. 24-38 E. 147.8 feet, more or less, to center of creek; thence with creek as the line, following the meander in a southeastern direction, 136 feet, more or less, to rear corner of Lot 135; thence with line of Lot 135, S. 31-38 W. 126 feet more or less, to an iron pin on the northern side of Libby Lane; thence with the northern side of Libby Lane, N. 70-10 W. 120.5 feet to the beginning corner.

This is the same property conveyed to mortgagors by Aubrey E. Dobbs and Jacqueline K. Black by deed of even date herewith, to be recorded.

This mortgage is junior in lien to that certain mortgage held by Collateral Investment Company in the amount of \$35,000 originally, recorded 12/5/77 in mortgage vol. 1417 page 693 of the RMC Office for Greenville County, S. C.

RECORDED
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SOUTH CAROLINA

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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