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GREENVILLE CO. S. C.
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BOOK 1535 PAGE 848

MORTGAGE

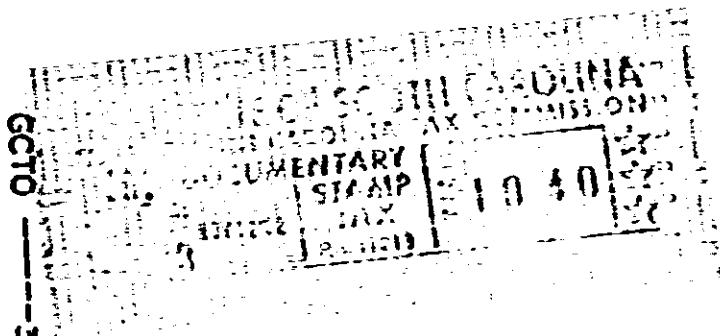
JOHN C. BANKERSLEY, 11th day of November 1982, between the Mortgagor, WAYNE C. HANES and DOLORES A. HANES (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 2568, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$48,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 11, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 11, 1983

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, designated as 4.39 acres on Fairview Road as shown on the Plat of Property of R. C. Coley Estate, prepared by Lindsey & Associates and recorded in the RMC Office for Greenville County on September 16, 1981 in Plat Book 8-Q, Page 90, and also as shown on a more recent survey entitled Property of Wayne C. & Dolores A. Hanes, recertified by Lindsey & Associates on November 3, 1982, and according to the more recent survey, having the following metes and bounds, to wit:

spike
BEGINNING at a railroad/ located in the centerline of Fairview Road, said spike being located 1.2 miles south of Harrison Bridge Road, and running thence along the centerline of Fairview Road, S 4-27 E 216.5 feet to a railroad spike in the center of Fairview Road; thence turning and running N 71-41 W for a total distance of 762.3 feet along property of Peden to an iron pin; thence turning and running along property of Roy L. McKee, N 23-33 E 350.1 feet to an iron pin; thence turning and running still along property of Roy L. McKee, S 58-43 E 663.6 feet to a railroad spike in the center of Fairview Road, the point of beginning, being the same property conveyed by Deeds of R. Edwin O'Neal, et al, recorded September 16, 1981.



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which has the address of Route 2, Box 422, Fairview Road, Simpsonville, SC 29681 (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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