

STATE OF SOUTH CAROLINA
COUNTY OF

FILED
GR... CO. S. C.
DEC 28 3 30 PM '82
JOHN... M.C.

BOOK 1590 PAGE 284

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the ..28th.... day of .December..... 19 82..... by
BROOKVIEW PARTNERSHIP..... (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 ..December 28, 1982... to Mortgagee for the principal
amount of TWENTY-FIVE THOUSAND (\$25,000)..... 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 on the Northeastern
side of Sunset Drive, in the City of Greenville, County of Greenville, State of South
Carolina, being known and designated as Lot No. 71 as shown on Plat No. 2, Sunset
Hills, prepared by R. E. Dalton, Engineer, dated December, 1945, and recorded in
the RMC Office for Greenville County, South Carolina, in Plat Book P at Page 19 and
having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Sunset Drive at the joint
front corner of Lot Nos. 70 and 71 and running thence with the line of Lot No. 70
N. 48-50 E. 175 feet to an iron pin; thence S. 41-10 E. 75 feet to an iron pin at the
joint rear corner of Lot Nos. 71 and 72; thence with the line of Lot No. 72 S. 48-50
W. 175 feet to an iron pin on the Northeastern side of Sunset Drive; thence with the
Northeastern side of Sunset Drive N. 41-10 W. 75 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor by a certain deed of
Hamlin Beattie on March 31, 1978 and recorded in RMC Office for Greenville County,
South Carolina in Deed Book 1076 Page 339.

ALSO, ALL that piece, parcel or lot of land, situate, lying and being on the Northern
side of Brookview Circle, in the City of Greenville, County of Greenville, State of
South Carolina, and known and designated as Lot No. 33 of a subdivision known as
Shannon Terrace, plat of which is recorded in the RMC Office for Greenville County
in Plat Book L, at Page 91, and, according to a more recent survey by Carolina
Surveying Co., dated June 21, 1977, for William A. Vaughn, having the following metes
and bounds to wit:

BEGINNING at an iron pin at the joint front corner of Lots 33 and 34, and running
thence with the joint line of said lots, N. 29-00 E. 133.5 feet to an iron pin; running
thence S. 61-00 E. 50 feet to an iron pin, joint corner of Lots 32 and 33; running
thence with the joint line of said lots, S. 29-00 W. 107 feet to an iron pin on the Nor-
thern side of Brookview Circle; running thence with the Northern side of said Circle,
N. 88-50 W. 56.5 feet to an iron pin, point of beginning.
(See Appendix A Attached)

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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