

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE MORTGAGE OF REAL PROPERTY  
JUL 8 3 30 P.M. 1983  
RECORDED

THIS MORTGAGE, executed the 8th day of July, 1983, by Dr. Martin L. Schlein (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 102 South Main Street, Greenville, South Carolina, 29601.

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 July 8, 1983, to Mortgagee for the principal amount of Twenty Two Thousand Five Hundred (\$22,500.00) 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 102 on plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II", as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N, Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Merrifield Court, at the joint front corner of Lots 101 and 102, and running thence with the joint line of said lots, S. 16-04 E. 199.5 feet to an iron pin at the joint rear corner of said lots,; thence N. 84 E. 75 feet to an iron pin at the joint rear corner of Lots 102 and 103; thence with the joint line of said lots, N. 3-09 W. 199.1 feet to an iron pin on the southerly side of Merrifield Court; thence with the southerly side of Merrifield Court, S. 86-14 W. 60 feet to an iron pin; thence continuing with the southerly side of Merrifield Court, S. 79-26 W. 60 feet to an iron pin, the point of beginning.

Being the same conveyed to the Mortgagor by deed of Lillian W. Elder, dated February 8, 1979, recorded February 9, 1979 in said R.M.C. Office in Deed Book 1096, Page 726.

This mortgage is junior to the mortgage executed by the Mortgagor to South Carolina Federal Savings and Loan Association, dated February 8, 1979, recorded February 9, 1979 in said R.M.C. Office in Mortgage Book 1457, Page 196.

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R.M.C. OFFICE  
GREENVILLE, S.C.

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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