

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the14th.. day ofJuly....., 19 ..83..... by
RAYMOND P. MRAVIC, JR. and GEORGANNE MRAVIC hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
Post Office 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"), datedJuly 14, 1983.... to Mortgagee for the principal
amount ofFIFTY THOUSAND AND NO/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 situate, lying and be-
ing in the County of Greenville, State of South Carolina, containing
7.4 acres more or less, being shown and designated as Lot 16, on a
plat of River Ridge, recorded in the RMC Office for Greenville County
in Plat Book 7-0 at Page 56, and having, according to a more recent
survey prepared by R. B. Bruce, dated June 27, 1983, entitled "Pro-
perty of Ray Mravic and Georgeanne Mravic", the following metes and
bounds, to-wit:

BEGINNING at an iron pin in the center of Ridge Road at the joint
front corner with Lot 15 and running thence along the center of Ridge
Road, S. 35-03 W., 81.8 feet to an iron pin; thence continuing along
the center of Ridge Road S. 24-28 W., 71.3 feet to an iron pin, thence
continuing along the center of Ridge Road S. 17-27 W. 103.0 feet to
an iron pin; thence continuing along the center of Ridge Road S. 0-
12 W. 63.1 feet to an iron pin in the center of Ridge Road at the
joint front corner with Lot 18; thence running along the joint line
of Lot 18 N. 35-30 W. 300 feet to an iron pin; thence continuing
along the joint line of Lot 18 N. 76-51 W. 1011.9 feet to an iron
pin at or on the east bank of the Saluda River N. 41-18 E. 266.4 feet
to an iron pin; thence continuing along the east bank of the Saluda
River N. 0-41 E. 164.8 feet to an iron pin at or on the east bank
of the Saluda River at the joint rear corner with lot 15; thence
running along the joint line of Lot 15 S. 63-33 E. 1218.6 feet to
an iron pin in the center of Ridge Road at the joint front corner
with Lot 15, being the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed
of Madeline F. Sawtell, dated July 15, 1980 and recorded July 28,
1980 in the RMC Office for Greenville County in Deed Book 1129 at
Page 926, and also by deed dated July 14, 1983 and recorded in Book
1192 at page 492 wherein Raymond P. Mravic, Jr., conveyed a one-
half interest to Georganne Mravic.

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