

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 6 3 08 PM '83
GREENVILLE
K.M.C. SLET

MORTGAGE
OF
REAL PROPERTY

30001624 262

THIS MORTGAGE, executed the 31 day of August, 1983, by MALLORY M. WALDEN (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, S.C. 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 to Mortgagee for the principal amount of FIFTY-TWO THOUSAND & NO/100 (\$52,000.00) 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 those pieces, parcels or tracts of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 472, 473 & 474 as shown on plat of Property of Mallory M. Walden made by James Ralph Freeland, Engineer, 7/18/83, and having according to said plat the following courses and distances, to wit:

BEGINNING at iron pin on East Lake Shore Drive, joint front corner of Lots 472 & 471, and running thence along said joint line of said lots N. 42-16 E. 133.58 feet to iron pin; running thence S. 64-25 E. 70.26 feet to iron pin; running thence S. 57-53 E. 54.79 feet; running thence S. 11-22 E. 54.96 feet to iron pin at the joint rear corner of Lots 474 & 475; running thence S. 53-23 W. 138.70 feet to iron pin on Lake Shore Drive; thence with the right of way of East Lake Shore Drive N. 45-15 W. 49.94 feet, N. 45-24 W. 50 feet, N. 46-09 W. 38.89 feet to iron pin, the beginning corner.

Lot No. 472 being same property conveyed to Mortgagor by Margie M. Gray recorded 6/1/83 in Deed Book 1189, page 406.

Lots Nos. 473 and 474 conveyed to Mortgage by Jeanne Middleton recorded 9/10/82 in Deed Book 1173, page 622.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
SEP 6 1983
STAMP TAX \$ 20.80
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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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