

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 6 4 55 PM '83
DONNIE S. ANDERSON
R.M.C.

BOOK 1024 - 291

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the ...1st.... day of ..September....., 1983....., by Dean W. Swartz and Lisa W. Swartz..... (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.....

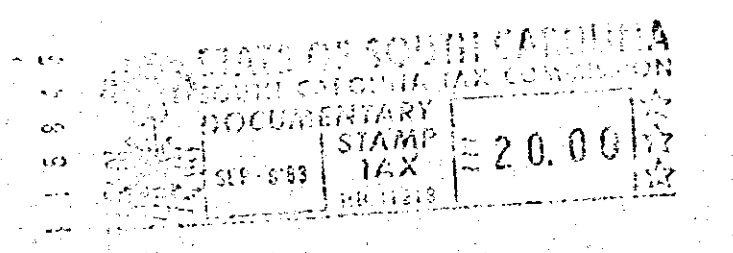
WITNESSETH:

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"), dated ..September 1, 1983...., to Mortgagee for the principal amount of ..Fifty Thousand (\$50,000.00)..... 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 that piece, parcel or lot of land being shown as a 2.1 acre tract located near Travelers Rest, South Carolina and being shown on a plat entitled "Survey for Dean W. Swartz and Lisa W. Swartz" by Jeffery M. Plumblee, Inc. R.L.S. dated March 16, 1983 and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Fox Creek Court, approximately 762 feet from Lincoln Chapel Road and running thence with the edge of said Fox Creek Court the following courses and distances: N. 56-31 W. 73 feet to an iron pin, N. 43-56 W. 57.1 feet to an iron point, and N. 37-57 W. 78 feet to an iron pin; thence with the joint lie of property now or formerly of Tankersley and Vernon N. 33-59 E. 208.9 feet to an iron pin; thence N. 53-17 E. 290.9 feet to an iron pin; thence S. 35-24 E. 122.2 feet to an iron pin; and thence S. 34-56 W. 476.2 feet to an iron pin on the northern side of Fox Creek Court, the point of beginning.

This is a portion of that said property conveyed to the Mortgagors by deed of L. H. Tankersley and Paul M. Vernon recorded March 21, 1983 in Deed Book 1184 at Page 770 in the R.M.C. Office for Greenville County, South Carolina.



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

1024-291

1184-770