

Vol 1348 p 270

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
OF
REAL PROPERTY

FILED
GREENVILLE CO. S.C.
COUNTY CLERK
R.M.C. HUSKEY

THIS MORTGAGE, executed the 23rd day of January 19 84 by Carson P. Troutman and Sarah G. Troutman (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P O Box 111, Columbia, S. C. 29202

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 Jan. 23 1984 to Mortgagee for the principal amount of Sixty 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 parcel or lot of land in the County of Greenville State of South Carolina, in Chick Springs Township and shown and designated as Lot 90 and 90-A, less a 2 foot strip as shown on survey and plat entitled property of Carson P. and Sarah G. Troutman, prepared by Wolfe & Huskey, Inc., dated 6-29-83, and recorded in the RMC Office for Greenville County in Plat Book 9-V at page 34 reference to said plat hereby pleaded for a more complete description.

This conveyance is subject to all restrictions easements rights of way and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Betty P. Baker recorded in the RMC Office for Greenville County on 7-14-83 in Deed Book 1192 at page 320.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 25 84
STAMP
TAX
24.00
RD 11219

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

5CTO --- 1 JA25 84 1402 4.2001

0270

74328 RW-2