

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 10 1984

MORTGAGE
OF
REAL PROPERTY

1655-512

THIS MORTGAGE, executed the 30th day of March, 1984, by RONALD F. GREEN & VIRGINIA N. GREEN (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 225, Columbia, S.C.

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 March 30, 1984, to Mortgagee for the principal amount of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) 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 certain piece, parcel or lot of land, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 78 on plat entitled, "Collins Creek, Section Three", dated July 19, 1982, prepared by C. O. Riddle, RLS, in Plat Book 8-P, at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of the right-of-way of Babbs Hollow, at the joint front corner of Lots 77 and 78 and running thence along the joint line of lots N. 33-47 E. 250.0 feet to a point in the line of Lot 80; thence running along the joint line of said lots S, 48-02 E., 150.0 feet to a point at the joint rear corner of Lots 78 and 79; thence running along the joint line of said lots S. 33-54 W. 250.0 feet to a point on the Southern side of the right-of-way of Babbs Hollow; thence running along said right-of-way N. 48-00 W. 149.49 feet to a point at the joint front corner of Lots 77 and 78, the point and place of beginning.

This being the same property conveyed to the Mortgagors by deed of Collins Creek, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1175, at Page 280 on October 6, 1982.

This Mortgage is junior in lien to that certain Mortgage to First National Bank of South Carolina as recorded in the RMC Office for Greenville County in Mortgage Book 1655, at Page 538 on April 3, 1984 in the original amount of \$150,000.00

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DOCUMENTARY
TAX \$ 10.00

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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