

1-1-83 11364

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE  
OF  
REAL PROPERTY  
JAMES H. WEAVER  
R.M.C.

THIS MORTGAGE, executed the 20th day of April, 1984, by LONNIE RICHARD HYATT AND LINDA GOSSETT HYATT (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Lot 30, Weatherby Drive, Chaunessy Subdivision, Greenville, SC

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 April 20, 1984, to Mortgagee for the principal amount of One Hundred Fifty Thousand and no/100's 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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying, and being on the Northern side of Weatherby Drive, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. Thirty (30) of Chaunessy as shown on plat thereof prepared by Freeland & Associates, Inc., Surveyors, dated October 28, 1983, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9W, at Pages 48 and 49, reference to said plat being hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors by Chaunessy Properties, Inc., on February 24, 1984, and recorded in the RMC Office for Greenville County, on February 29, 1984, in Deed Book 1207 at Page 180.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP TAX  
APR 20 1984  
\$ 60.00

2 APR 20 1984

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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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