

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

JUL 9 1984
RECORDED

THIS MORTGAGE, executed the 9th day of July, 1984, by Martha M. Leaphart (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is

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 July 9, 1984, to Mortgagee for the principal amount of Twenty Six Thousand (\$26,000.00) 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 situate, lying and being in Greenville County, South Carolina, on the westerly side of McDaniel Avenue, being known and designated as Lot No. 21 of the W. C. McDaniel property, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 186, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McDaniel Avenue at the joint front corner of Lots 20 and 21 and running thence with the joint line of said lots North 89-13 West, 177.6 feet to an iron pin; thence with the joint rear lines of Lots 18 and 21 North 5-08 East, 70.8 feet to an iron pin; thence with the joint line of Lots 21 and 22 South 89-25 East, 182.5 feet to an iron pin on the westerly side of McDaniel Avenue; thence with the said side of McDaniel Avenue South 9-20 West, 72 feet to an iron pin to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Ben S. Williams dated December 1, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1092 at Page 986 on December 1, 1978.

This conveyance is made subject to all restrictions, set-back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This mortgage is junior in lien and subordinate to that certain mortgage from Martha M. Leaphart to Carolina Federal Savings & Loan Association (now Security Federal) dated December 12, 1978 and recorded in the R.M.C. Office for Greenville County in Volume 1451 of Real Estate Mortgages at Page 780.

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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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