

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 4 day of SEPTEMBER 19 84 by
JERIE ANN SHAW SMITH (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 4, 1984 to Mortgagee for the principal amount of FIVE THOUSAND AND NO/100THS (\$5,000.00) 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 in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 131 of the Property of Central Development Corporation according to a plat of record in the RMC Office for Greenville County in Plat Book BB at Pages 22-23, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Dellwood Drive at the joint front corner of Lots 130 and 131 and running thence N. 26-36 E. 175 feet to a point at the joint rear corner of Lots 130 and 131; thence S. 86-30 E. 190 feet to a point at the joint rear corner of Lots 131 and 132; thence S. 48-14 W. 270.7 feet to a point on the Northern side of Dellwood Drive at the joint front corner of Lots 131 and 132; thence following the curvature of the Northern side of Dellwood Drive (the chord of which is N. 60-12 W. 75 feet to the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land, being triangular in shape and being on the Southern side of Twin Lake Road, adjoining the above described tract and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern line of a certain lot of land conveyed by Byrd B. Holmes to W. B. Bradley and at the joint rear corner of Lots Number 131 and 132 as shown on plat of property of Central Development Corporation recorded in Plat Book "Y" at Page 149, and running thence North 86-30 West along the said Southern line of the Holmes lot 200 feet, more or less, to the Southern line of Twin Lake Road; thence along the Southern line of Twin Lake Road, in a Northwesterly direction 200 feet, more or less, to an iron pin; thence South 4-30 West 77 feet, more or less, to the place of beginning.

(SEE PAGE FOUR FOR CONTINUATION)

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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