ADDRESS OF MORTGAGEE: P. O. Drawer 969
Greenville, SC 29602

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ron F. Levin

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Sixty-One Thousand and No/100 ----------Dollars ($61,000.00) due and payable in fifty-nine equal monthly installments of Eight Hundred and No/100 ($800.00) Dollars beginning on December 15, 1984, with a balloon payment with the sixtieth payment; payments to be applied first to interest and the balance to principal,

with interest thereon from date at the rate of 14% per centum per annum, ~~to wit:~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

~~State of South Carolina, County of~~

ALL that certain piece, parcel or lot of land, together with improvements, thereon in Greenville County, South Carolina, in or near the City of Greenville, on the south side of Mills Avenue, and being known and designated as Lot No. 5, Block E, on plat of property entitled, "Site Plan for Ron Levin," prepared by Freeland & Associates on October 22, 1984 and recorded in the RMC Office for Greenville County in Plat Book 11-B at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pipe on the south side of Mills Avenue, 122 feet west of Elm Street at the joint corners of Lots 3 and 5 and running thence with the line of said lots, S. 44-33 E. 180 feet to an alley 16 feet wide; thence with the line of said alley, S. 45-27 W. 66 feet to the joint corners of Lots 5 and 7; thence along the line of said lots, N. 44-33 W. 180 feet to Mills Avenue; thence along the south side of Mills Avenue, N. 45-27 E. 66 feet to the beginning point.

This being the same property conveyed to the Mortgagor herein by deed of James A. Robinson, Jr. and Margaret R. Roller by deed dated November 19, 1984, and recorded November 19, 1984, in the RMC Office for Greenville County in Deed Book 1226 at Page 734.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
NOV 19 '84
P.B. 11218
18.30

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.