

577 893

FILED O.S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF  
REAL PROPERTY

THIS MORTGAGE, executed the 11th day of August 19 82 by  
Summitt Builders of Greenville, Inc. (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 August 11, 1982 to Mortgagee for the principal amount of Sixty Five Thousand and No/100 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 situate, lying and being in the State of South Carolina, County of Greenville and being shown as Lot 20 Altamont Forest Subdivision on plat drawn by Robert L. Spearman R.L.S., dated January 24, 1978, and being more particularly described as follows:

BEGINNING at an iron pin on Altamont Forest Drive thence S. 48-48, 55.0 feet; thence S. 00-42 W., 211.1 feet; thence N. 70-41 E., 123.1 feet; thence N. 03-55 E., 214.4 feet; thence N. 13-12 E., 60.0 feet to Altamont Forest Drive; thence with chord of said street S. 72-12 W., 51.5 feet to point of beginning.

This being the same property conveyed to Mortgagor by deed of Joe C. Hiller recorded in the REC Office for Greenville County in Deed Book 1171 at page 982 on August 11, 1982.

Mortgagee Address: P.O. Box 5898 Sta. B  
Greenville, S.C. 29606

FILED  
MAY 10 10 41 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

FIRST NATIONAL BANK OF SOUTH CAROLINA  
Fully paid and satisfied this 11th day of March, 1983.  
DONNIE S. TANKERSLEY  
Vice President

GC10  
3/11/83  
089

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging 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 Mortgagee is lawfully seized of the Property in fee simple absolute, that Mortgagee 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. Mortgagee 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagee and Mortgagee, that if Mortgagee pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted