GREENVILLE CO. S.C.
PM '81
RMC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 22nd day of May, 19 81, by The Manly Investment Group, Inc., a S. C. Corporation (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. 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 May 22, 1981, to Mortgagee for the principal amount of One Hundred Twenty 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Augusta Road and the southern side of Byrd Boulevard, being known and designated as lot no. 1 as shown on a plat entitled TRAXLER PARK TOWNHOUSES made by Dalton & Neves Co., Engineers, dated April, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-X at Page 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Byrd Boulevard at the joint front corner of lots nos. 1 and 2 and running thence along the common line of said lots, S. 3-47 W. 202.54 feet to an iron pin in the line of lot no. 101; thence along the common line of lots nos. 101 and 1, S. 65-37 W. 15.65 feet to an iron pin on the eastern side of Augusta Road; thence along the eastern side of Augusta Road, N. 25-04 W. 206.5 feet to an iron pin at the intersection of Augusta Road and Byrd Boulevard; thence with the southern side of Byrd Boulevard, the following courses and distances: N. 56-42 E. 37.35 feet to an iron pin and N. 89-19 E. 83.9 feet to an iron pin, the point of beginning.

The above property is a portion of the same property conveyed to the mortgagor by deed of Frances B. Marshall and Elizabeth B. Moody recorded February 17, 1981 in Deed Book 1142 at Page 811.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
$ 4.00

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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