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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MORTGAGE
OF
REAL PROPERTY
SEP 9 12 14 PM '83
DONNIE W. BRADLEY
R.M.C.

THIS MORTGAGE, executed the 8th day of September, 1983, by JAMES P. McNAMARA (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 September 8th, 1983 to Mortgagee for the principal amount of One Hundred Thirty-one Thousand Four Hundred Forty-six and 23/100ths 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, with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Pelham Road with Highbourne Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of WATSON'S ORCHARD, made by Piedmont Engineering Service, dated February, 1966, as revised, recorded in the RMC Office for Greenville County, S. C., in Plat Book 000, page 99, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Pelham Road with Highbourne Drive, and running thence with the eastern side of Highbourne Drive, N. 6-07 E., 473.8 feet to an iron pin; thence with the line of Lot 13, N. 86-50 E., 249.5 feet to an iron pin on property now or formerly owned by L. W. Brummer; thence along the line of said property, S. 6-12 E., 460 feet to an iron pin on the northern side of Pelham Road; thence along the northern side of Pelham Road, S. 83-50 W., 250 feet to the point of beginning.

The above property is the same conveyed to James P. McNamara by deed of Richard F. Watson, Jr. and Evelyn P. Watson recorded in Deed Book 720, page 471, on April 18, 1963, and by deed of Catherine F. McNamara to be recorded simultaneously herewith.

The within mortgage is junior in lien to a first mortgage covering the above described property given by James P. McNamara and Catherine F. McNamara to Fidelity Federal Savings and Loan Association (now American Federal Bank, F.S.B.), recorded on April 1, 1964, in Mortgage Book 954, page 130, in the original sum of of \$45,000.00.

RECEIVED
SOUTH CAROLINA
DEPARTMENT OF REVENUE
PROPERTY TAX COLLECTION
STAMP
TAX \$ 52.00

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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