

M. D. O. Hallman

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STATE OF SOUTH CAROLINA) FILED
 COUNTY OF GREENVILLE) OF S.C.
 SURNAME) W. S. S.)
) Y. S. S.)
) R.M.C.)

**MORTGAGE
 OF
 REAL PROPERTY**

THIS MORTGAGE, executed the 27th day of January, 1984, by William J. Bouharoun and Patricia H. Bouharoun (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 January 27, 1984, to Mortgagee for the principal amount of One Hundred Thirty Two Thousand Four Hundred (\$132,400.00) 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 with the buildings or portions of buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the southwest corner of the intersection of North Main Street and West Coffee Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of North Main Street and West Coffee Street and running thence along the south side of West Coffee Street, N. 70-21 W. 120 feet to a point on the south side of West Coffee Street, corner of property conveyed on November 30, 1946 by E. Inman, Master for Greenville County, to Frances C. Floyd, et al (said deed recorded in the RMC Office for Greenville County in Deed Book 303, at page 171); thence along the line of property of Frances C. Floyd, et al, S. 20-0 W. 21.5 feet to a point, corner of said property of Frances C. Floyd, et al; thence continuing along the line of property of Frances C. Floyd, et al, S. 70-21 E. 120 feet to an iron pin on the west side of North Main Street; thence along the west side of North Main Street, N. 20-0 E. 21.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of New England Mutual Life Insurance Company recorded August 6, 1982.

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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