

MORTGAGE

(Participation)

S. C.
PM '80
GREENSBORO

This mortgage made and entered into this 20th day of MARCH 19 80, by and between LANA DORIS MOLLER (hereinafter referred to as mortgagor) and FIRST NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as mortgagee), who maintains an office and place of business at POST OFFICE BOX 2568, Greenville, South Carolina 29602

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of GREENVILLE State of SOUTH CAROLINA

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots No. 1, 2, 3 and a portion of Lot 4 as shown on a plat of Property of FLYNN ESTATES DEVELOPMENT No. 1 prepared by H. S. Brockman, Surveyor, dated July 3, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at Page 195, and on a more recent survey of Property of Robert D. Garrett, prepared by Dalton & Neves, Engineers, dated May, 1974, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway 29, at the intersection of Skyline Way and U.S. Highway No. 29 and running thence with the western edge of Skyline Way N. 16-10 W. 204.4 feet to an iron pin; thence continuing with the edge of Skyline Way N. 8-50 W. 11 feet to an iron pin; thence continuing with the edge of Skyline Way N. 0-31 E. 66.6 feet to an iron pin at the joint rear corner of Lots No. 1 and 17; thence leaving Skyline Way S. 67-34 W. 364.7 feet to an iron pin; thence S. 22-24 E. 200 feet to an iron pin on the northwestern edge of the right of way of U. S. Highway No. 29 N. 67-36 E. 154 feet to an iron pin; thence continuing with said right of way S. 22-24 E. 75 feet to an iron pin; thence continuing with said right of way N. 67-36 E. 160 feet to an iron pin at the intersection of U. S. Highway No. 29 and Skyline Way, being the point of BEGINNING.

This is the identical lot of land conveyed Lana Doris Moller by Robert D. Garrett by deed dated January 25, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1119, at Page 753.

PROMISSORY NOTE
BY LANA DORIS MOLLER
TO FIRST NATIONAL BANK OF SOUTH CAROLINA

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March , 1980 in the principal sum of \$ 130,000.00 signed by Lana Doris Moller in behalf of

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