

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
16 34 AM '81
R.M.C. HARRISLEY

BOOK 1534 PAGE 262

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BARBARA J. MCEWAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTH CAROLINA NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

EIGHTY THOUSAND DOLLARS AND NO/100-----Dollars (\$ 80,000.00) due and payable

ACCORDING TO THE TERMS OF NOTE AGREEMENT OF EVEN DATE

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 102 on plat of Green Valley Subdivision prepared by Piedmont Engineering Company, dated December 20, 1952, said plat being recorded in Plat Book QQ at Pages 2 and 3 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of East Round Hill Road, joint front corner of Lots 102 and 103, and running thence along the joint line of said lots, S. 81-49 E. 362.3 feet to an iron pin in the western edge of the golf course, joint rear corner of Lots 102 and 103; thence along the edge of golf course, the following courses and distances, to-wit: S. 11-07 E. 150 feet, S. 29-47 E. 116.3 feet S. 41-26 W. 138 feet and S. 47-04 W. 178 feet to an iron pin, joint rear corner of Lot 102 and property of Jane Fishburne Hipp; thence along the joint line of said Jane Fishburne Hipp Lot and Lot 102, N. 40-07 W. 469.5 feet to iron pin on the eastern edge of East Round Hill Road; thence along the eastern line of said East Round Hill Road, the chord of which is N. 30-43 E. 100 feet to iron pin; thence N. 18-55 E. 85 feet to the point of BEGINNING.

THIS is the same property conveyed to the mortgagor herein by deed of Richard C. McEwan, dated March 25, 1980 and recorded in deed Book 1122 at page 741, in the RMC Office for Greenville County, S. C., and also by deed of Elizabeth I Freeman to Richard C. and Barbara C. McEwan dated August 18, 1977, and recorded in Deed Book 1054 at Page 765. in the RMC office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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