

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC. S. C. BOOK 1559 PAGE 570
DEC 11 4 27 PM '81
SUNSHINE R.M.C. MORTGAGE OF REAL PROPERTY

THIS MORTGAGE, executed the 11th day of December, 1981, by RICHARD COX GREER AND JEAN B. GREER (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.

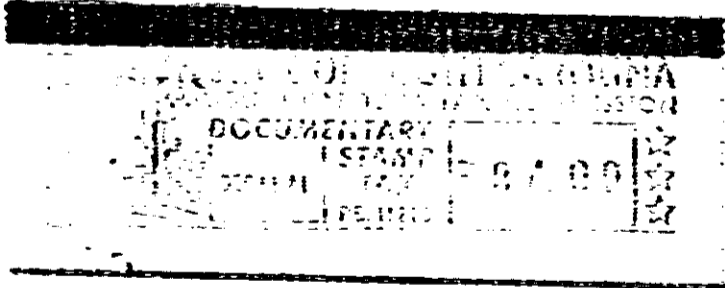
WITNESSETH:

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 December 11, 1981, to Mortgagee for the principal amount of Two Hundred Ten Thousand and No/100 (\$210,000.00) 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 piece, parcel or lot of land situate, lying and being on the Northern side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 17 and the Western portion of Lot No. 16 of a subdivision known as Crescent Terrace, as shown on a plat prepared by R. E. Dalton, dated July, 1936, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137, and having, according to a more recent plat prepared by Dalton & Neves Co., Engineers, dated April, 1980, entitled "Survey for Richard Cox Greer & Jean B. Greer", and recorded in said R.M.C. Office in Plat Book 7-2 at page 54, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue in the front line of Lot No. 16, which iron pin is located 155 feet in a Southwesterly direction from the Northwestern corner of the intersection of Jones Avenue and Crescent Avenue, and running thence a new line through Lot No. 16 N. 5-41 W. 275 feet to an iron pin; thence S. 89-07 W. 108.8 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence with the line of Lot No. 18 S. 5-41 E. 284.5 feet to an iron pin on the Northern side of Crescent Avenue; thence with the Northern side of Crescent Avenue N. 84-40 E. 108.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Elizabeth Blair Haynsworth Taylor, et al., dated April 30, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1125 at page 75 on May 2, 1980.



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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