

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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CO. S. C. 300A 1505 PAGE 839  
3 25 PM '82 MORTGAGE  
OF REAL PROPERTY

THIS MORTGAGE, executed the 11th day of March, 1982, by N. J. Runnion and Bettie Runnion (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, S. C. 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 March 11, 1982, to Mortgagee for the principal amount of ~~Seventy-seven Thousand Five Hundred and 00/100~~ 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, situate, lying and being on the western side of Marshall Court, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 and a portion of Lot No. 2 as appears on plat of subdivision known as Marshall Court, the same being recorded in the R.M.C. Office for Greenville County in Plat Book "T" at Page 261 and having, according to a recent survey by Piedmont Engineering Service, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Marshall Court, said pin being 217.7 feet south of the intersection with Brookside Way and running thence S. 25-14 E. 90 feet to an iron pin at the joint corner of Lots Nos. 1 and 2; thence continuing along Marshall Court S. 25-14 E. 20 feet to a point on Marshall Court, the front line of Lot No. 2; thence with a new line through Lot No. 2, S. 64-46 W. 225.8 feet to an iron pin in the rear line of Lot No. 2; thence N. 25-45 W. 20 feet to an iron pin, the joint rear corner of Lots Nos. 1 and 2; thence continuing in the same course N. 25-45 W. 154.5 feet to an iron pin; thence N. 79-48 E., the branch being the line, 236.3 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Grantors herein by deed from Martha McCrary Toledano, recorded in the R.M.C. Office for Greenville County in Deed Book 762, at Page 412 on December 1, 1964.

ALSO:

ALL that certain piece, parcel or lot of land located in the City of Greenville, County of Greenville, State of South Carolina, in Marshall Forest and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of property owned by Raymond A. Mattson, Jr., and Jane M. Mattson and running thence with the line of property of Raymond and Jane Mattson N. 25-45 W. approximately 50 feet to

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 ca

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DOCUMENTARY RECORD