

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE C. TANKERSLEY
R.M.C.

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 30th day of August, 1982, by James P. McNamara & Catherine F. McNamara (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 to Mortgagee for the principal amount of One Hundred Fifteen Thousand and no/100ths 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, with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Pelham Road with Highbourne Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of WATSON'S ORCHARD, made by Piedmont Engineering Service, dated, February, 1966, as revised, recorded in the RMC Office for Greenville County, S. C., in Plat Book 000, page 99, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Pelham Road with Highbourne Drive, and running thence with the eastern side of Highbourne Drive, N. 6-07 E., 473.8 feet to an iron pin; thence with the line of Lot 13, N. 86-50 E., 249.5 feet to an iron pin on property now or formerly owned by L. W. Brummer; thence along the line of said property, S. 6-12 E., 460 feet to an iron pin on the northern side of Pelham Road; thence along the northern side of Pelham Road, S. 83-50 W., 250 feet to the point of beginning.

The above property is the same conveyed to James P. McNamara and Catherine F. McNamara by deed of Richard F. Watson, Jr. and Evelyn P. Watson recorded in Deed Book 720, page 471, on April 18, 1963.

RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 18.00

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

REC'D
AUG 31 1982

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