

P.O. Box 3028- Greenville, S.C. 29602

MORTGAGE

1991 507

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Henry Bivens and Linda K. Bivens (herein "Borrower") and the
Mortgagee First Piedmont Bank and Trust
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty-Five Thousand and 00/100
---Dollars (\$ 25,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable 365 days
from date of said Note; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Twenty-Five
Thousand and 00/100---Dollars (\$ 25,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being on the southern side of Quail Hill Drive in Greenville County,
Butler Township, South Carolina, being shown and designated as Lot No. 7
of Quail Hill Estates, as shown on a plat of property of Thomas B. Huguenin
and T. F. Huguenin, Jr., prepared by Campbell and Clarkson Surveyors, Inc.
dated April 24, 1969, recorded in the RMC Office for Greenville County,
South Carolina in Plat Book TTT, at Page 201, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Quail Hill Drive at the
joint front corner of Lots Nos. 7 and 8 and running thence along said line
of Lots Nos. 7 and 8 S. 19-10 W. 625.8 feet to an iron pin; thence running
N. 71-42 W. 57.5 feet to an iron pin; thence continuing S. 69-22 W. 64.9
feet to an iron pin; thence continuing N. 82-27 W. 86.5 feet to an iron
pin; thence running N. 10-25 E. 544.65 feet to an iron pin; thence continuing
along the common line of Lots Nos. 7 and 6 N. 43-47 E. 250 feet to an iron
pin on the southern side of Quail Hill Drive; thence running along said
Quail Hill Drive S. 46-13 E. 183.8 feet to an iron pin; the point of beginning

Derivation: Deed Book 1052, Page 647, First Piedmont Coporation, 3/15/77.

DOCUMENTARY
STAMP
TAX
10.00

4328 RV-2

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