

FILED
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

SECOND

COUNTY OF GREENVILLE

2 17 PM '81

MORTGAGE OF REAL PROPERTY

BOOK 1535 PAGE 718

JOHN A. BOLEN, INC.
R.M.C.

THIS MORTGAGE, executed the 2nd day of March 1981 by Charles Joseph Rice and Eloise Jones Rice (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 102 S. Main Street, P. O. 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 2, 1981, to Mortgagee for the principal amount of Two Thousand Five Hundred and NO/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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Mauldin, being shown as Part of Lot 17 on plat of Adams Mill Estates, recorded in Plat Book 4 R at page 31 and on plat of Property of Charles Joseph Rice and Eloise Jones Rice, recorded in Plat Book 6-V at page 72 and having such courses and distances as will appear by reference to the latter plat.

Being the same property conveyed by John A. Bolen, Inc., by deed recorded in Deed Book 1015 at page 577 on March 14, 1975.



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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