

FILED
S.C.

1537 903

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
OF
REAL PROPERTY

APR 15 PM '81
WAKERSLEY
R.M.C.

THIS MORTGAGE, executed the 10th day of April 1981, by Timothy Paul Tackels & Sandra R. Tackels (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 102 South Main Street, Greenville, South Carolina

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 April 1981, to Mortgagee for the principal amount of Sixteen Thousand Five Hundred (16,500.00) 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 lot of land situate on the western side of Batesville Road in the County of Greenville, State of South Carolina being shown as Lot No. 26 on a plat of Batesville Forest Subdivision, Sec. 3, dated January 26, 1979, prepared by Freeland & Associates, recorded in Plat Book 6-H at Page 97 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Batesville Road at the joint front corner of Lot 25 and Lot 26 and running thence with Lot 25 S. 85-06 W. 383.96 feet to an iron pin; thence S. 84-17 W. 231.8 feet to an iron pin; thence N. 5-43 W. 190.39 feet to an iron pin at the joint rear corner of Lot 26 and Lot 27; thence with Lot 27 S. 83-59 W. 600 feet to an iron pin on Batesville Road; thence with said road S. 10-13 E. 199.72 feet to the point of beginning, and containing 2.7 acres.

This being the same property conveyed to the mortgagors herein by deed of Threatt Enterprises, Inc. dated February 6, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1120 at Page 242.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
APR 15 1981
WAKERSLEY
R.M.C.

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

GCTC -----3 AP1081 1291

4.00CT

10901

4326 RV-2