

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
MAY 29 1981
RECORDS & CLERK
GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 29th day of May 19 81 by Willy J. Hewart and Nicole Y. Hewart (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 52520 Farmingdale Drive, Granger, Indiana 46530

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 May 29, 1981 to Mortgagee for the principal amount of Ninety Eight Thousand 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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Sagramore Court in Austin Township, being shown and designated as Lot 77 on a plat of Holly Tree Plantation, Section III, made by Piedmont Engineers, Architects & Planners, dated October 11, 1978, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-H, at Page 81, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagors herein by deed of Rene Eckert dated September 2, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1132, Page 491, on September 3, 1980.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE
DOCUMENTARY
STAMP
MAY 29 1981
3020

3070 --- JUN 5 81 722

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

4.00CT

0309

4328 RV-2