

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GP: FILED
O. S. C.
JUN 5 1981
MEYERSLEY

1513-305

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 5TH day of JUNE, 19 81, by RAYMOND P. MORGAN (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is POST OFFICE 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 JUNE 5, 1981, to Mortgagee for the principal amount of ONE HUNDRED THIRTY-EIGHT THOUSAND (\$138,000.00) 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 certain piece, parcel or lot of land situate, lying and being on the Southerly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 37 on plat of Meyers Park, Section 2, prepared by C. O. Riddle, Surveyor, dated September 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P at Page 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an ip on the Southerly side of Forest Lane at the joint front corner of Lots 37 and 38 and running thence with the line of Lot No. 38, S. 27-18 W. 278 ft. to an ip at the rear line of property now or formerly of Greenville Country Club; thence with property now or formerly of Greenville Country Club, N. 40-38 W. 148.40 ft. to an ip at the joint rear corner of the premises herein and Lot No. 36; thence with the line of Lot No. 36, N. 31-14 E. 227 ft. to an ip on Forest Lane; thence with the line of Forest Lane, S. 60-43 E. 122 ft. to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed dated March 7, 1980, from Patricia D. Duncan to Raymond P. Morgan, and thereafter filed on March 10, 1980, in the RMC Office for Greenville County in Deed Book 1121 at Page 846.

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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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