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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C.

**MORTGAGE
OF
REAL PROPERTY**

JUN 5 PM '81
RSLEY

THIS MORTGAGE, executed the 5th day of June, 1981, by RONALD N. CLEVELAND and MARJORIE M. CLEVELAND (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:

*File
7/1/81*

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 NINETY THOUSAND TWO HUNDRED TWENTY-FIVE 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 containing 1.01 acres situate, lying and being in Greenville County, S.C., and being shown as Lot No. 1 on a plat of MONTVERDE, SECTION 1, recorded in the RMC Office for Greenville County in Plat Book KK, at Page 102, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fairview Road at the joint front corner of Lots 1 and 2 and running thence with the common line of said lots N. 10-56 E. 231.8 feet to an iron pin on Montverde Drive; thence with said drive S. 57-27 E. 100 feet and S. 74-07 E. 110 feet to an iron pin; thence around a curve at the intersection of Montverde Drive and Maruca Drive, the chord of which is S. 29-07 E. 21.2 feet to an iron pin on Maruca Drive; thence with said drive S. 15-32 W. 178 feet to an iron pin; thence with a curve at the intersection of Maruca Drive and Fairview Drive, the chord of which is S. 61-40 W. 20.9 feet to an iron pin on Fairview Road; thence with said road N. 72-23 W. 185.9 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Ottis R. Causey, Calista E. Causey and Allen L. Causey dated January 2, 1975, and recorded January 3, 1975, in the RMC Office for Greenville County, S.C., in Deed Book 1012, at Page 641.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. ON JUNE 5, 1981. DEED BOOK 1012, PAGE 641.

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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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