

MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1981, between the Mortgagor, AUBREY STIRLING ROGERS (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the State of south Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

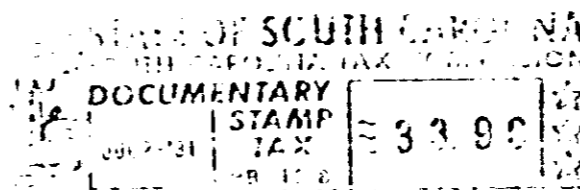
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-four Thousand Nine Hundred and No/100 (\$84,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being at the intersection of West Queen Ann Road and West Red Fox Trail, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat entitled "Final Plat Revised, Map #2, Foxcroft, Section II", recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at pages 36 and 37, and having, according to said plat and a more recent plat entitled "Property of Aubrey Stirling Rogers", dated June 25, 1981, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin at the intersection of West Queen Ann Road and West Red Fox Trail, and running thence in a Northeasterly direction N. 25-24 E. 37.5 feet to an iron pin on the Southeastern side of West Queen Ann Road; thence with the Southeastern side of West Queen Ann Road N. 70-13 E. 62.9 feet to an iron pin; thence continuing with the Southeastern side of W. Queen Ann Road N. 74-44 E. 62.10 feet to an iron pin in the line of Lot No. 1; thence with the line of Lot No. 1 S. 16-22 E. 142.5 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence with the line of Lot No. 15 S. 73-38 W. 150 feet to an iron pin on the Eastern side of West Red Fox Trail; thence with the Eastern side of West Red Fox Trail N. 16-22 W. 111.8 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Glenda N. Dickens, dated June 30, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1151 at page 163, on July 2, 1981.



which has the address of 3 West Red Fox Trail, Greenville, South Carolina 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SC-10-10-281-078

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