

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JUL 10 '81
SHERLEY

80-1517-79

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 10th day of July 1981, by
Ruetta I. Rogers (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 July 10, 1981, to Mortgagee for the principal amount of One Hundred Thousand and No/100----(100,000.00)--- 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 piece, parcel or lot of land in Greenville County, State of South Carolina, known and designated as Lot No. 4 on plat of property of WILDAIR ESTATE; recorded in the RMC Office for Greenville County, SC, in Plat Book "EE", at page 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Burgundy Drive, at the joint front corner of Lots Nos. 4 and 5, and running thence with line of Lot No. 5, N. 51-36 W. 177.9 feet to an iron pin at corner of Lot No. 3; thence with the line of Lot No. 3, N. 43-55 E. 120 feet to an iron pin on Woodfern Circle (formerly known as Hampton Circle); thence with the South side of Hampton (Woodfern) Circle, S. 51-39 E. 151.1 feet to an iron pin; thence around the curve of the intersection of Woodfern (Hampton) Circle and Burgundy Drive, the chord of which is S. 4-11 E. 34 feet to an iron pin on Burgundy Drive; thence with the Western side of Burgundy Drive, S. 43-16 W. 95 feet to the point of beginning.

Derivation: Claude R. Rogers, Deed Book 921, at Page 3, recorded July 21, 1971.



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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