

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN S. TANKERSLEY
R.M.C.

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 27th day of July, 1981, by
Walter Wilder (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P.O. Box 2568, Greenville, S.C. 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 July, 1981, to Mortgagee for the principal amount of Fifty Thousand and no/100ths (\$50,000) 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 with the buildings and improvements thereon lying and being at the northeasterly corner of intersection of Augusta Street and Haynie Street, in the City of Greenville, South Carolina and being designated on the Block Book as 91.1-6-7, and being more recently described on a plat of property of Walter Wilder, Jr., dated July 22, 1981, and recorded in the R.M.C. Office in Greenville County in Plat Book 8-S at page 33, and having such courses and distances as will appear on said more recent plat.

This is the same property conveyed to the Mortgagor herein by deed of George O'Shields Builders, Inc., a corporation, dated December 22, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at page 730.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 27 1981
FAX
\$ 20.00
#6 11215

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JUL 27 1981
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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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