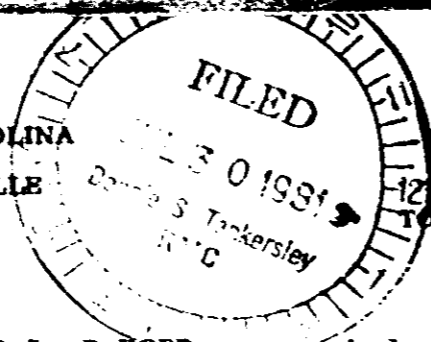


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



Mortgagee's mailing address:  
Post Office Box 1000  
Tryon, North Carolina 28782

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, BENARD L. DeBORD, unmarried

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THIRTEEN THOUSAND SEVEN HUNDRED FIFTY-EIGHT AND 05/100 Dollars (\$ 13,758.05 ) due and payable

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

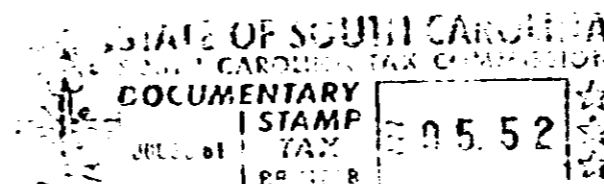
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his accounts by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Glassy Mountain Township, being shown and delineated as a tract containing 0.73 acres, on that certain plat entitled "Survey for Ernest L. Pack, Jr., near Tryon, Greenville County, South Carolina," dated April 21, 1980, prepared by James V. Gregory, Registered Land Surveyor, reference being made to said plat in aid of this description; said lot having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin in the North Carolina-South Carolina State Line, said point being the terminus of the first (1st) call of the description contained in that certain deed from Arthur B. Borden, et al, to Ernest Lee Pack, Jr., dated March 13, 1975, recorded in Book 1015 at Page 677, in the RMC Office for Greenville County, and running from said beginning point thence with the lines of the properties now or formerly belonging to Henson and others, crossing paved County Road and U.S. Highway #176, South 40 degrees 37 minutes West (passing through an old iron pin at 118.2 feet, passing through a second old iron pin at 238.88 feet and passing through a third old iron pin at 276.57 feet) 308.32 feet to an iron pin on the south side of the paved portion of U.S. Highway #176; thence North 42 degrees 46 minutes West 130 feet to a spike; thence with the line of the property retained by Ernest Lee Pack, Jr., crossing U.S. Highway #176 and paved County Road North 42 degrees 58 minutes East (passing through an iron pin at 55.70 feet and passing through a second iron pin at 88.15 feet) 105.80 feet to a point in the North Carolina-South Carolina State Line; thence with said State Line South 85 degrees 23 minutes East 149.20 feet to the point of BEGINNING, containing 0.73 acre, more or less.

The above described property is conveyed subject to all restrictions, easements, rights of way and zoning ordinances of record on the ground affecting said property.

The above described property is the identical property conveyed by that certain deed from M. Gary Strother to Benard L. DeBord, dated July 23, 1981, which deed is a matter of public record in the R.M.C. Office for Greenville County, being tax lot #436-(1) 624.10-1-7.1.



Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

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