

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL PROPERTY

WILEY

THIS MORTGAGE, executed the 18TH day of AUGUST 19 82 by HOLDER DEVELOPMENT, A GENERAL PARTNERSHIP (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is POST OFFICE BOX 2568, GREENVILLE, SOUTH CAROLINA 29602

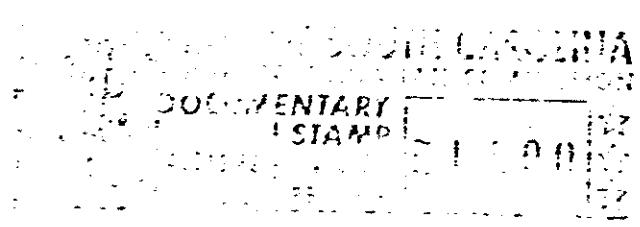
WITNESSETH:

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 AUGUST 18, 1982 to Mortgagee for the principal amount of THIRTY-SEVEN THOUSAND FIVE HUNDRED (\$37,500.00) 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 83 on plat of property of LAKEWOOD which plat is recorded in the RMC Office for Greenville County in Plat Book QQ at Page 15, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Deborah Lane, at the joint front corner of Lots 82 and 83, and running thence with the common line of Lot 82 S. 29-04 E. 195.1 feet to an iron pin on the rear line of Lot 93; thence along the rear line of Lot 93, S. 62-06 W. 95 feet to an iron pin; thence along the common line of Lot 84 N. 38-06 W. 212.5 feet to an iron pin on the Southern side of Deborah Lane; thence along Deborah Lane N. 70-12 E. 100 feet to an iron pin the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of E. Paul Holder and Edward P. Holder, Jr. dated August 18, 1982, and thereafter filed on August 19, 1982, in the RMC Office for Greenville County in Deed Book 1172 at Page 397.



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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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