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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE  
OF  
REAL PROPERTY**

THIS MORTGAGE executed the 11th day of January, 1983, by  
DON MARTIN BUILDERS, INC. (hereinafter referred to as "Mortgagor")  
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is  
2 Oak Park Court, Mauldin, South Carolina, 29662.

**WITNESSETH:**

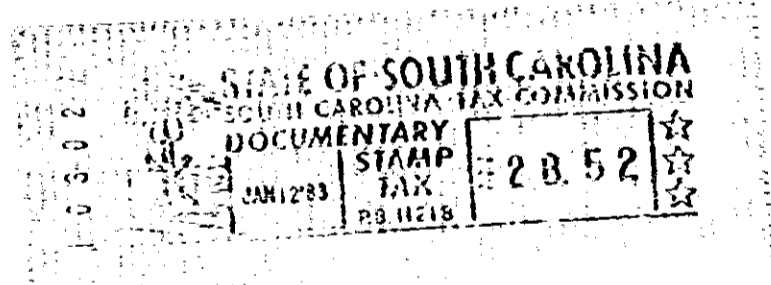
IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated January 11, 1983, to Mortgagee for the principal amount of Seventy-One Thousand Two Hundred Fifty and No/100- 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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 34 as shown on plat of Brookfield West, Section II, recorded in the Greenville County RMC Office in Plat Book 7-X at Page 88, and having, according to a more recent survey thereof entitled "Property of Don Martin Builders", dated January 3, 1983, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 9-L at Page 15, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern side of Brynhurst Court at the joint front corner of Lots 33 and 34 and running thence along the joint line of said lots S. 63-31 E., 183.08 feet to an old iron pin; thence running S. 34-54 E., 21.50 feet to an old iron pin at the joint rear corner of Lots 34 and 45; thence running along the joint line of said lots and Lot No. 44, S. 56-58 W., 199.72 feet to an old iron pin at the joint rear corner of Lots 34 and 35; thence running along the joint line of said lots N. 26-35 W., 120.89 feet to an old iron pin on the Eastern side of the right-of-way of Brynhurst Court, at the joint front corner of Lots 34 and 35; thence running along said right-of-way N. 34-57-16 E., 47.67 feet to an old iron pin, at the joint front corner of Lots 33 and 34, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Dee A. Smith Company, Inc., and The Vista Co., Inc., recorded in the Greenville County RMC Office in Deed Book 1180 at Page 227 on January 11, 1983.

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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

