

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
FEB 11 2 22 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1534 PAGE 508

THIS MORTGAGE, executed the Eleventh day of February 19 83 by THE ROTHELL COMPANY, INC. (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.

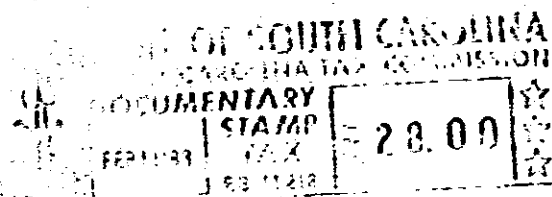
**WITNESSETH:**

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 ....., to Mortgagee for the principal amount of Seventy Thousand (\$70,000.00) 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 certain piece, parcel or lot of land, together with all improvements thereon or hereafter constructed thereon, Located in the County of Greenville, State of South Carolina, being shown and designated as Lot 30 of Brookfield West Subdivision, Section II, on plat prepared by Heaner Engineering Co., Inc, and recorded in the RMC Office for Greenville County in Plat Book 7X at Page 88 on April 1, 1981; being more fully described on plat titled "Property of Rothell Co., Inc.," prepared by Freeland & Associates dated December 28, 1982, and recorded February 11<sup>th</sup>, 1983, in Book 9-N at Page 9, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Brynhurst Court, joint front corner of Lots 31 and 30 and running thence along Brynhurst Court S. 63-25 W. 94.00 feet to an iron pin thence running on corner of Brynhurst Court and Gilderbrook Road N. 65-39 W. 33.08 feet to an iron pin; thence continuing with Gilderbrook Road N. 29-56.52 W. 119.46 feet to an iron pin at joint corner of lots 30 and 29, thence running with common line of said lots N. 59-50 E. 80.93 to an iron pin; thence continuing to run with common line of Lots 30 and 29, N. 63-25E 41.10 feet to an iron pin at joint corner of Lots 30, 29 and 31 thence running with common line of Lots 30 and 31, S. 26-35 E. 150 feet to an iron pin, the point of Beginning.

This being the same property conveyed to Mortgagor herein by deed of The Vista Co., Inc., and Dee A. Smith Company, Inc., of even date and recorded herewith in Book 1182 at Page 440.



**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