

FILED
GREENVILLE CO S. C.

1595 PAGE 738

STATE OF SOUTH CAROLINA FEB 25 11 36 AM '83 MORTGAGE
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY OF REAL PROPERTY
R.M.C.

THIS MORTGAGE, executed the 25TH day of FEBRUARY 19 83 by EDWARD P. HOLDER, JR. (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 FEBRUARY 25, 1983 to Mortgagee for the principal amount of SIXTY THOUSAND (60,000.00) 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 piece, parcel or lot of land, situate, lying and being on the Northern side of Edisto Street, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 2 of Edisto Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 9F at Page 34 and having the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 2 and 3 and running thence along the common line of said lots N. 28-10 W., 177.02 feet to an iron pin on the line of Lot No. 7; thence running along the line of Lot No. 7 N. 71-49 E., 56.86 feet to an iron pin at the joint rear corner of Lots No. 1 and 2; thence running along the common line of said lots S. 28-10 E., 167.16 feet to an iron pin on the Northern side of Edisto Street; thence running along the Northern side of Edisto Street S. 61-50 W., 56.00 feet to an iron pin the point of beginning.

THIS being the same property conveyed to the Mortgagor by deed of David B. Mann on February 25, 1983 and recorded in the RMC Office for Greenville County on February 25, 1983 in Deed Book 1183 at Page 204.

SOUTH CAROLINA
REVENUE TAX COMMISSION

DOCUMENTARY
STAMP
2.400

2010 FEB 25 83 067 4.0000

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

0759

4328 RW 21