

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

MAR 8 10 21 AM '83

DONNIE S. PATTERNSLEY
R.M.C.
MORTGAGE
OF
REAL PROPERTY

1397 39

THIS MORTGAGE, executed the ...7th... day of February..... 19 83..... by .. Edward D. Guy, Jr. and Nancy E. Guy..... (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 111... CLP... Columbia... South Carolina 29202.....

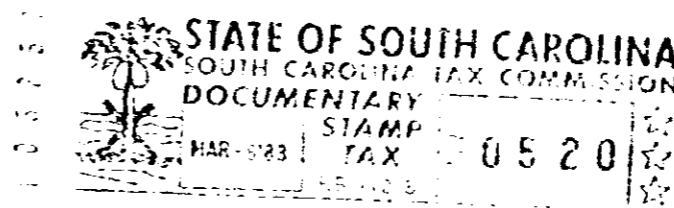
WITNESSETH:

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 March 7, 1983..... to Mortgagee for the principal amount of Thirteen thousand and no/100ths (\$13,000) 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 lot of land situate on the western side of Leacroft Drive in the County of Greenville, State of South Carolina being shown as Lot No. 20 on a plat of Section 2 of Spring Forest Subdivision dated October, 1964, prepared by C.O. Riddle and recorded in Plat Book BBB at page 34 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Leacroft Drive at the joint front corner of Lot 20 and Lot 21 and running thence with Lot 21 N 71-21 W, 140 feet to an iron pin in the line of Lot 18; thence with Lot 18 N 9-39 E, 98.5 feet to an iron pin at the joint rear corner of Lot 18 and Lot 19; thence with Lot 19 N 66-30 E, 97.7 feet to an iron pin on Leacroft Drive; thence with said Drive S 23-30 E, 50 feet to an iron pin; thence S 13-08 E, 68.9 feet to an iron pin; thence S 7-38 W, 68.5 feet to the point of beginning.

DERIVATION: Deed of Robert G. Esteppe and Ruby S. Esteppe recorded January 8, 1969 in Deed Book 859 at page 486 in the Greenville County RMC Office.



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