

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO S.C.
 MAR 18 4 14 PM '83
 DONNIE S. JARRETSLEY
 R.M.C.

MORTGAGE
 OF
 REAL PROPERTY

THIS MORTGAGE, executed the 16th day of March 1983 by RONALD F. BLAIR AND REBECCA B. BLAIR (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 894, Simpsonville, South Carolina 29681

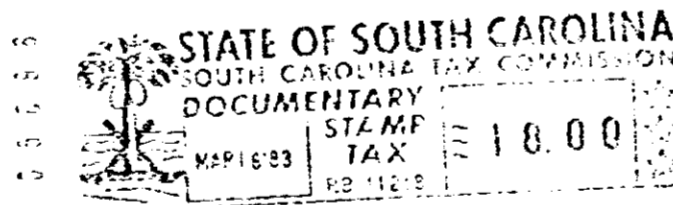
WITNESSETH:

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 16, 1983 to Mortgagee for the principal amount of FORTY FIVE THOUSAND 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.39 Acres in Powderhorn Subdivision, said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-N at Page 45, and having, according to a more recent survey prepared by Freeland and Associates, dated March 14, 1983, entitled "Property of Ronald F. Blair and Rebecca B. Blair", the following metes and bounds, to-wit:

BEGINNING at an iron pin located in the center line of a 20 foot right-of-way easement at the joint front corner of this property and property now or formerly of J. Roy Teat and running thence with said easement, S. 76-31 E. 441.93 feet to an iron pin; thence running with the line of Powderhorn Subdivision, S. 63-20 W. 431.97 feet to an iron pin; thence with the property now or formerly of Isaac L. Moree, N. 8-16 W. 115.08 feet to an iron pin; thence with the property now or formerly of J. Roy Teat, S. 79-55 E. 10.64 feet to an iron pin; thence continuing N. 11-30 W. 188.76 feet to an iron pin, the point of beginning.

THIS is a major portion of the property conveyed to the mortgagors herein by deed of J. N. Teat, dated September 28, 1976 and recorded October 19, 1976 in the RMC Office for Greenville County, S. C. in Deed Book 1044 at Page 798.



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