

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
MAY 5 10 51 AM '83
R.M.C. HENSLEY

BOOK 1005 PAGE 538

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 2nd day of May 1983, by W. deB. Mebane and Catharine M. Mebane (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 2568, Greenville, SC 29602.

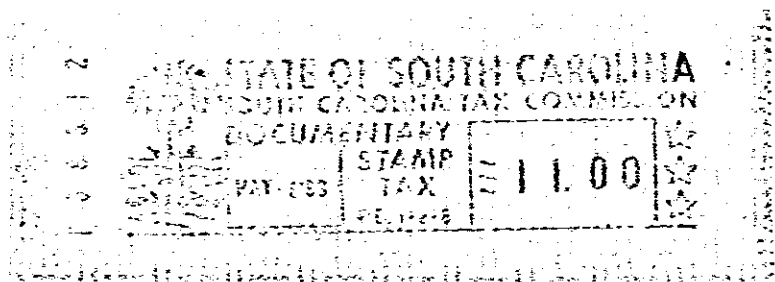
WITNESSETH:

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 May 2, 1983, to Mortgagee for the principal amount of Twenty Seven Thousand Five Hundred 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 on the northern side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Part Lot No. 18 and Lot No. 19, of a subdivision known as Property of George Norwood, according to a plat prepared by Dalton & Neves Engineers, dated May, 1929, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Crescent Avenue in the line of property of R. I. Woodside and running thence along the line of property of R. I. Woodside, N. 0-38 W. 216.7 feet to an iron pipe in the line of property of R. I. Woodside; thence along the line of property of R. I. Woodside, S. 77-44 E. 91.7 feet to an iron pipe in the line of property of J. W. Jervey; thence along the line of property of J. W. Jervey, S. 0-23 W. 240.9 feet to a point on the northern side of Crescent Avenue; thence along the northern side of Crescent Avenue, N. 62-52 W. 96 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Jean H. Harris and H. H. Harris, Jr., dated October 25, 1977 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1067, at Page 599, on October 31, 1977.



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