

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

FILED
GREENVILLE S.C.
JUN 18 4 24 PM '83
DONNIE R. HERSLEY
R.M.C.

THIS MORTGAGE, executed the 10th day of June, 1983, by Robert S. Jones and William R. McCoy (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, S. C., 29602.

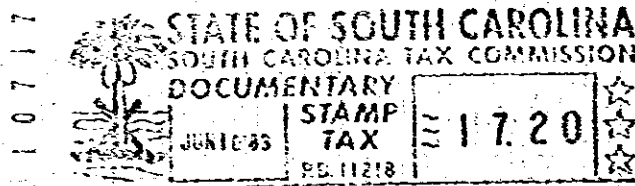
WITNESSETH:

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 June 10, 1983, to Mortgagee for the principal amount of Forty Three Thousand and No/100 (\$43,000.00) 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 situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of Transit Drive, as shown on plat entitled "Survey for Walter Goldsmith", prepared by Carolina Engineering & Surveying, dated February 5, 1973, and having, according to said more recent plat prepared by Enwright Surveying, Inc. on June 22, 1981 entitled "Lot Survey for Stanley R. Jones", metes and bounds as shown thereon, and containing .91 acres according to said more recent plat.

This being the same property acquired by the Mortgagors by deed of Carolina Cartage Company, Inc. recorded in the RMC Office for Greenville County in Deed Book 1151 at Page 965 on July 17, 1981.

This is a second mortgage junior in lien to that certain mortgage to First National Bank of South Carolina as recorded in Mortgage Book 1546 at Page 234 on July 17, 1981 in the RMC Office for Greenville County in the original amount of \$53,000.00.



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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