

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 3
JUN 11 1983

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 8 day of AUGUST 1983 by WILLIAM F. DOLAN & JANE P. DOLAN (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is PO. Box 256B, 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 August 8, 1983 to Mortgagee for the principal amount of Fifteen Thousand Eighty-One & 04/100 (\$15,081.04) 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 on the southwest side of Byrd Boulevard, in the city of Greenville, county of Greenville, state of South Carolina, being the greater portion of lot 14 as shown on plat of Ladson A. Mills Property recorded in the RMC Office for Greenville County in plat book J on page 29, and having according to a recent survey by Freeland & Associates, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Byrd Boulevard, the joint front corner of Lots 13 & 14, and running thence with the joint line of said lots S. 67-47 W. 137.6 feet to an iron pin; thence turning and running thence N. 25-53 W. 23.4 feet to an iron pin; thence S. 64-07 W. 12.9 feet to an iron pin; thence N. 23-39 W. 49.40 feet to an iron pin in line of Lots 14 & 15; thence with joint line of said lots N. 65-10 E. 151.8 feet to an iron pin on the southwest side of Byrd Boulevard; thence with the southwest side of said street S. 23-26 E. 78.65 feet to the point of beginning.

This is the same property conveyed to mortgagors by Cecil H. Nelson and Caroline C. Nelson by deed dated 11/1/82 recorded 11/2/82 in deed vol. 1176 page 482 of the RMC Office for Greenville County, S. C.

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

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