

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
SEP 7 2 15 PM '83
DONNIE S. WISLEY
R.M.C.

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 7th day of September 19 83 by R. Stephen McNair and Paula T. McNair (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina 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 to Mortgagee for the principal amount of Sixty Thousand and No/100 (\$60,000.00) 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 those certain pieces, parcels or tracts of land being known and described as lot 2, lot 3 and lot 4 as shown on a Summary Plat for Bradford place prepared by Arbor Engineering, Inc. dated July 5, 1983 and revised August 17, 1983 and recorded in the R.M.C. Office of Greenville County, South Carolina in Plat Book 9 W at Page 28, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northern edge of Roper Mountain Road .25 miles more or less southeast of the intersection of Congaree Road and running thence along property now or formerly of John and Yvonne Shelton S. 41-25 W. 248.74 feet to a point; thence S. 41-28 W. 392.29 feet to a point along property now or formerly of T.M.M. of Greenville and running thence along said property N. 40-24 W. 346.50 feet to an iron pin old; thence N. 42-03 W. 16.82 feet to an iron pin old; thence along property now or formerly of New Life of Christ Fellowship N. 47-09 E. 466.08 feet to a point thats turning and running along property now or formerly of Larry and Dale McNair S. 43-16 E. 133.91 feet to a point, thence N. 47-03 E. 155.17 feet to a point along the southern edge of the right of way of Roper Mountain Road; thence running with said southern edge of the right of way of Roper Mountain Road S. 43-03 E. 165.69 feet to a point along the southern edge of the right of way of Roper Mountain Road, .25 miles more or less southwest of the intersection of Congaree Road, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of BO-MAC, a South Carolina general partnership dated August 3, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1193 at Page 808.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
26.00
SEP 8 1983

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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