

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE  
OF  
REAL PROPERTY

THIS MORTGAGE, executed the 3rd day of October, 1983, by James G. Osborn and Shirley W. Osborn (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, 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 October 3, 1983, to Mortgagee for the principal amount of Nine Thousand Five Hundred and No/100 (\$9,500.00) 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"):

TRACT 1:

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, containing 1.45 acres, more or less, and according to a plat by T. H. Walker, Jr., L.S., dated August 29, 1970, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property formerly belonging to Shields M. Cochran, and running thence, N. 30-32 W. 277.7 feet to an iron pin at or in a creek; thence running with the creek as the line, the traverse being: N. 34-24 E. 83.2 feet to an iron pin in the line of property now or formerly belonging to Elizabeth E. Dempsey; thence with the line of Dempsey, S. 86-01 E. 210.9 feet to an iron pin; thence, S. 17-03 E. 212.5 feet to an iron pin; thence, S. 63-15 W. 200 feet to an iron pin, the point of Beginning.

The within property is the identical property conveyed to James G. Osborn and Shirley W. Osborn, by deed of Neil A. Cochran, dated October 3, 1983, which said deed is being recorded simultaneously with the recording of the within instrument.

TRACT 2:

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, containing one (1) acre, and according to a plat by T. H. Walker, Jr., L.S., dated August 29, 1970, having the following metes and bounds, to-wit:

OFFICE OF THE CLERK OF COURT  
SOUTH CAROLINA  
RECORDS AND DEEDS DIVISION  
GREENVILLE  
OCT 10 1983  
TAX \$ 03.60

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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