

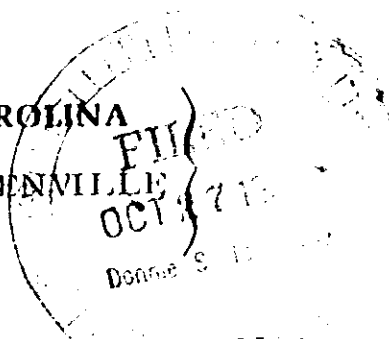
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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE

MORTGAGE OF REAL PROPERTY



THIS MORTGAGE, executed the 21st day of October, 1983, by Claude E. Parker and Betty E. Parker (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P.O. Box 8, Belton, South Carolina

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 21, 1983, to Mortgagee for the principal amount of Eighty Eight Thousand Eight Hundred Sixty Eight Dollars, plus interest thereon \$8,868.65 and costs of collection, including attorney's 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 lying and being located in Oaklawn Township, Greenville County, South Carolina, near Pelzer and on the South side of Highway 8 leading from the Ware Place to Pelzer, and being the Eastern part of the Mary Ellen Austin King Home Place, the lot herein conveyed is described as Lot "B" on plat made by F. E. Ragsdale, Surveyor, January 24, 1970, which is recorded in the RMC Office for Greenville County, and having the following courses and distances, to-wit: BEGINNING at an iron pin on Ada Bennett line, and joint corner of Lots "A" and "B" as shown on said plat and running thence along the Eastern line of Lot "A" N 11-30 E 184.8 feet to a cap in center of Highway No. 8, iron pin on south side of Highway 8, 34.6 feet from center of highway, thence along center of highway S 86-56 E 643 feet to cap in center of highway, iron pin 31 feet from center of highway; thence along Truman Lollis line S 18-00 W 620 feet to iron pin; thence S 84-30 W 9.2 feet to iron pin on Fred King line; thence along the Fred King line N 40-06 W 491.8 feet to iron pin, thence N 54-36 W 193.0 feet to iron pin; beginning corner, containing 5.46 acres, more or less, according to the above survey and plat, bounded on the North by S. C. Highway 8, on the East by land of Truman Lollis, on the South Fred King and Ada Bennett, and on the West by Lot "A", this Plat;

LESS HOWEVER, that 1.46 acre tract conveyed out of this tract by the deed of H. C. Eaton and Ruth Eaton to R. E. Patrick, Jr., dated December 5, 1970, recorded in Deed Book 904 at Page 379 on December 14, 1970 and described as follows: BEGINNING at a point in the center line of South Carolina Highway No. 8 at the joint corner of this property and property now or formerly of King which point is southeast 192 feet from the intersection of this highway and South Carolina Highway #23-52 and running thence with the center line of Highway #8 S 82-56 E 235 feet to line of property now or formerly of Mary Ellen Austin King; running thence with that line S 7-04 W 351.1 feet to an iron pin; running thence N 40-06 W 109.6 feet to an iron pin, running thence N 54-36 W 193.0 feet to an iron pin; running thence N 11-30 E 185.3 feet to a point in the center line of South Carolina Highway #8, point of beginning.

(PLEASE SEE ATTACHMENT FOR FURTHER DESCRIPTION)
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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