

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.
MORTGAGE
OF
REAL PROPERTY
DONOR
R.M.C.

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THIS MORTGAGE, executed the 10th day of November, 1983, by F. Towers Rice (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.

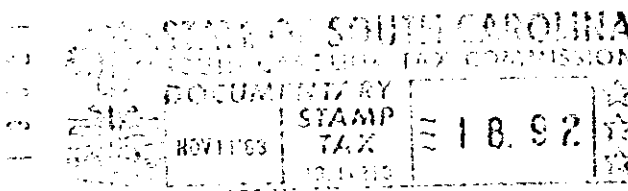
WITNESSETH:

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 November 10, 1983, to Mortgagee for the principal amount of Forty-Seven Thousand Two Hundred Fifty & No/100 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 situate, lying and being on the southwestern side of Woodgreen Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot No. 30 of a subdivision known as Meadowood, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Woodgreen Drive, joint front corner of Lots 29 and 30, and running thence with the joint line of said lots S. 54-43 W. 160 feet to an iron pin; running thence N. 35-17 W. 100 feet to an iron pin at the joint rear corner of Lots 30 and 31; running thence with the joint line of said lots N. 54-43 E. 160 feet to an iron pin on the southwestern side of Woodgreen Drive; running thence with the southwestern side of said Drive S. 35-17 E. 100 feet to an iron pin, point of beginning.

THIS is a portion of the identical property conveyed to the Mortgagor herein and Greg L. Turner by deed of Bankers Trust recorded in the R.M.C. Office for Greenville County January 22, 1979, in Deed Book 1095 at Page 755. The said Greg L. Turner conveyed his interest in the property to the Mortgagor herein by deed recorded in the R.M.C. Office for Greenville County February 9, 1983, in Deed Book 1182 at Page 313.



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