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STATE OF SOUTH CAROLINA } FILED
 COUNTY OF GREENVILLE } JAN 27 1984
 MORTGAGE OF REAL PROPERTY

ATLANTA FILED

THIS MORTGAGE, executed the 27th day of January 19 84 by William J. Bouharoun and Patricia H. Bouharoun (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 January 27, 1984 to Mortgagee for the principal amount of One Hundred Thirty Two Thousand Four Hundred & 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 certain piece, parcel or lot of land with all improvements thereon in Ward 4 of the City of Greenville, County of Greenville, State of South Carolina, corner of Fall Street and Broad Street, being known and designated as Lots 1, 3, and 4 of Property formerly of Alice E. Goddard and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of Broad and Fall Street; thence with Broad Street, S. 69-45 E. 50 feet to an iron pin; thence S. 20-15 W. 93.2 feet to an iron pin; thence N. 69-45 W. 50 feet to an iron pin on Fall Street; thence with Fall Street, N. 20-15 E. 93.2 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land with all improvements thereon in Ward 4 of the City of Greenville, known as Lots 5, 6, and 7 of property formerly of Alice E. Goddard said property located on Fall Street and bounded on South by an alley and on North by other property of Grantor and being more particularly described as follows:

BEGINNING at an iron pin on the East side of Fall Street corner of Lot No. 4 and running thence with Lot No. 4, S. 69-45 E. 50 feet to an iron pin; thence S. 20-15 E. 64.8 feet to an iron pin on an alley; thence with said alley, N. 69-45 W. 50 feet to an iron pin on Fall Street; thence with Fall Street, N. 20-15 E. 64.8 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Stanley D. Brown recorded April 20, 1978 in Deed Book 1077, page 479.

The within mortgage is junior in rank and second in lien to Mortgage given to First National Bank of South Carolina recorded in Mortgage Book page

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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