

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 25th day of January, 1984, by James C. Edwards and Doris E. Edwards (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...

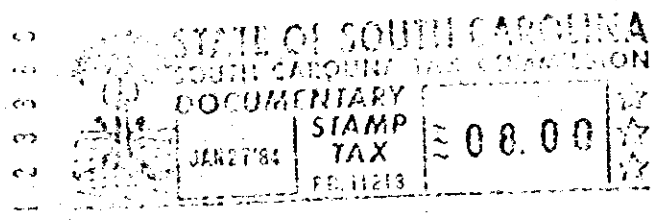
WITNESSETH:

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 25, 1984, to Mortgagee for the principal amount of Twenty Thousand and No/100 (\$20,000.00) 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 that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near Mauldin, South Carolina, being known and designated as Lot No. 204 of a subdivision known as Pine Forest as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ashwood Drive, corner of Lot No. 205, and running thence with the line of said lot, S. 28-07 W. 169.5 feet to a stake in the rear line of Lot No. 194; thence with the line of Lot No. 194 and continuing with the line of Lot No. 195, S. 68-56 E. 100.8 feet to an iron pin in the line of Lot No. 203; thence with the line of Lot No. 203, N. 28-07 E. 157.1 feet to an iron pin on Ashwood Drive; thence with said drive, N. 61-53 W. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by Deed from Bobby L. Dockham and Wilma A. Dockham dated March 22, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1075 at page 739 on March 22, 1978.



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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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