

P.O. Box 2568, Greenville SC 29601

Vol 1648 PAGE 785

STATE OF SOUTH CAROLINA } FILED
 COUNTY OF GREENVILLE } R.M.C. MORTGAGE
 OF
 REAL PROPERTY

THIS MORTGAGE, executed the ...1st.... day of ...February..... 19 84....., by
 ...PAULA B. TIHANYI..... (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, SC 29602.....

WITNESSETH:

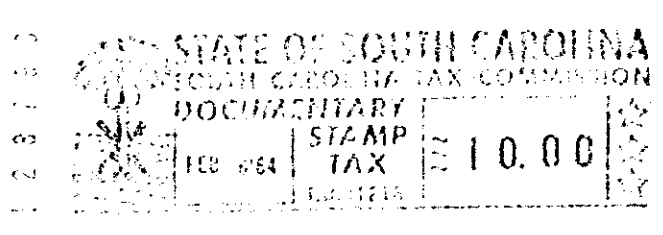
IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated ...this date....., to Mortgagee for the principal amount of Twenty Five Thousand and No/100 (\$25,000.00) 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, containing 1.209 acres as is more fully shown on a survey prepared by Webb Surveying and Mapping Company, dated November, 1979 entitled "Property of Paula B. Tihanyi" and recorded in the R.M.C. Office for Greenville County in Plat Book 7-S at Page 46, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road, 75 feet from its intersection with Haywood Road and running thence N. 14-26 E. 285.0 feet to an iron pin; running thence N. 86-59 E. 151.17 feet to an iron pin; running thence S. 5-17 E. 260.0 feet to an iron pin on the northern side of Pelham Road; running thence with the northern side of Pelham Road, S. 84-11 W. 247.21 feet to the POINT OF BEGINNING.

TOGETHER with a non-exclusive easement for a driveway fifteen (15') feet in width as shown on the above plat, the western corner of said driveway being located forty-six (46") feet from the eastern corner of the above described property.

THIS being the same property conveyed to Mortgagor by Ann G. Nannarello by Deed recorded in the R.M.C. Office for Greenville County on November 26, 1979 in Deed Book 1116 at Page 343.



SCTD --- 1 FEB 06 84 803 4.0001

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