

1853 301

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MORTGAGE OF REAL PROPERTY
DONALD J. WATERSLEY
R.M.C.

THIS MORTGAGE, executed the 22nd day of March 1984, by Paul A. Tennyson and Janice M. Tennyson (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 1980, Columbia, South Carolina 29202

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 March 22, 1984 to Mortgagee for the principal amount of Thirty-six Thousand and 00/100 (\$36,000.00) 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 with the buildings and improvements thereon lying and being on the northwesterly side of Sugar Creek Road, near the City of Greenville, State of South Carolina, and being designated as Lot No. 57 on Map One, Section Two, Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 68 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Road, joint front corner of Lots 57 and 58 and running thence N. 57-26 W. 145 feet to an iron pin in the rear line of Lot 391; thence along the rear line of Lots 391 and 392 N. 32-34 E. 125 feet to an iron pin, common rear corner of Lots 392, 393, 56 and 57; thence along the common line of Lots 56 and 57 S. 57-26 E. 145 feet to an iron pin on the northwesterly side of Sugar Creek Road; thence along said Road S. 32-34 W. 125 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Robert J. Woodside and Donna D. Woodside dated August 14, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1172 at Page 266 on August 16, 1982.

THIS conveyance is made subject to any restrictions, rights-of-way, zoning ordinances, easements that may appear of record on the recorded plat or on the premises.

RECORDED IN R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1172 PAGE 266
MARCH 22 1984
STAMP
TAX 14 40 12

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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