

101-1-18-830

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 24th day of April 1984, by Skatell's Jeweler's, Inc. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 4132, Greenville, South Carolina

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 April 24, 1984, to Mortgagee for the principal amount of Eighty thousand and no/100 (\$80,000.00) 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 and tract of land, together with improvements thereon or later placed thereon, situate, lying and being in Greenville County, South Carolina on the northeastern side of Congaree Road and being known and designated as one acre, more or less, according to a plat of property of Anthony J. Skatell, Sr. dated April 21, 1984 prepared by Alex A. Moss, Registered Engineer and Land Surveyor and recorded in the RMC Office for Greenville County, South Carolina in plat book 10-0 at page 43 on the 24th day of April, 1984 with reference to said plat being hereby made for the metes and bounds description of the said one acre tract.

The above described property is the same acquired by the mortgagor by deed from Claire F. Rice recorded April 24, 1984.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 24 1984
TAX
32.00

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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