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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
MAY 2 4 3 PM '84
JENNIE S. WARRERSLEY
R.M.C.

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the ..2nd..... day of ...May..... 1984..... by
..STEVEN J. GOLD and W. LEONARD PUGH..... (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 ..May..2., ..1984....., to Mortgagee for the principal amount of ..Sixty Eight Thousand and No/100 \$68,000.00 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 on the westerly side of Pointe Circle in the County of Greenville, State of South Carolina, being shown as a lot containing 18,000 square feet on a plat of the property of T.C. Threatt dated February 9, 1984, prepared by Freeland & Associates, recorded in Plat Book 10-11 at Page 39 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pointe Circle at the corner of other property belonging to Threatt Enterprises, Inc. and running thence with said property S. 62-34 W. 163.70 feet to an iron pin; thence N. 20-54 W. 94.33 feet to a railroad spike; thence N. 53-45 E. 86.38 feet to a railroad spike; thence N. 38-32 E. 73.59 feet to an iron pin on the westerly side of Pointe Circle; thence with said circle, S. 41-02 E. 13.21 feet to an iron pin; thence still with said circle S. 26-11 E. 124.13 feet to the point of beginning.

TOGETHER with a non-exclusive easement for the purpose of ingress and egress and also for the purpose of parking vehicles, together with the right to use said easement as a part of a drainage system for any building constructed upon the aforescribed property, provided said drainage easement does not in any way interfere with the use of this easement for ingress and egress. This easement is to be 40 feet in width and is to extend the entire length of the aforescribed property and is immediately adjoining the southern boundary line of the property hereinabove described. This easement shall be for the benefit of the grantees herein, their heirs and assigns, and shall also be for the benefit of adjoining property owners.

DERIVATION: Threatt Enterprises, Inc. Deed Book 211 at Page 729, recorded May 3, 1984.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-284 STAMP TAX \$ 27.20

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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