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STATE OF SOUTH CAROLINA  
COUNTY OF

**MORTGAGE  
OF  
REAL PROPERTY**

THIS MORTGAGE, executed the 8th day of May, 1984 by James G. Osborn and Shirley W. Osborn (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, South Carolina 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 October 3, 1983, to Mortgagee for the principal amount of Nine Thousand Five Hundred and No/100 (\$9,500.00) 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"):

TRACT 1:

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, according to a survey prepared of said property by Arbor Engineering, October 3, 1983, and which said plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 10-N, at Page 63, having the following courses and distances, to-wit:

*JTB  
SWE*

BEGINNING at an old iron pin, southwest corner of property belonging to the Grantor and Grantees and running thence, S. 63-13 W. 149.45 feet to an iron pin; thence, N. 8-34 W. 52.70 feet to an iron pin; thence, N. 63-18 E. 141.59 feet to an iron pin, in the common line with property belonging to the Grantor and Grantees; thence running with the common line with said property, S. 17-00 E. 50.72 feet to an old iron pin, the point of beginning.

The within property is the identical property conveyed to the mortgagor herein by deed of Rubye W. Cochran of even date herewith and recorded simultaneously with the recording of the within instrument.

TRACT 2:

ALL of our right, title and interest in and to that certain right of ingress and egress given over all that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being the western portion of a tract according to a plat prepared by Arbor Engineering, October 3, 1983, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 10-N at Page 63, and according to said plat and having the following courses and distances, to-wit:

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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