

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA } GREENVILLE COUNTY, S.C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JUN 11 3 17 PM '84  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, GEORGE H. DUNLAP, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BRANCH BANKING AND TRUST COMPANY, Shelby, North Carolina 28150-0700

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of a line of credit not to exceed the total principal sum of Eighty Three Thousand Two Hundred Fifty and no/100----- Dollars (\$ 83,250.00---) due and payable as set forth in the promissory note of Mortgagor, said promissory note being of even date herewith,

with interest thereon from date of draw at the rate of /---- 2 % per centum per annum, to be paid: monthly. the then current prime rate of interest, plus

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwestern side of Heather Way being known and designated as a portion of Lot 139 and all of Lots 140, 141 and 142 of plat of Marshall Forest, recorded in the Greenville County RMC Office in Plat Book Z at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Heather Way at the Northwest corner of a 10-foot reservation for pipes and poles, which iron pin is 342.5 feet in a Northwesterly direction from Brookside Way and running thence, along said 10-foot reservation S. 37-38 W., 394.8 feet to an iron pin; thence, continuing along the 10-foot reservation N. 39-22 W., 72.1 feet to an iron pin at the joint rear corner of Lots 139 and 140; thence, through Lot 139, N. 35-38 E., 349.1 feet to an iron pin on the Southwestern side of Heather Way; thence along Heather Way S. 73-27 E., 10 feet; thence, continuing with Heather Way S. 71-14 E., 74.6 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of W. M. Webster, III and Langhorne Fuller Webster recorded in the Greenville County RMC Office in Deed Book 874 at Page 502 on August 27, 1969.

This mortgage is junior in priority to that certain mortgage given to Community Bank in the original principal sum of \$155,000.00, recorded in the Greenville County RMC Office in Mortgage Book 1496 at Page 587 on the 27th day of February, 1980.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
JUN 11 '84  
33.32  
PB. 11218

400 9

1601 Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

REC-15

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