

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
JUN 19 4 23 PM '84  
DONNIE R. WILSON  
REC'D.

MORTGAGE  
OF  
REAL PROPERTY

10103 m417

THIS MORTGAGE, executed the 14th day of June 19 84 by Terrell T. Leeke and Roseanne H. Leeke (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 June 14, 1984 to Mortgagee for the principal amount of Two Hundred One Thousand and No/100 (\$201,000.00) 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 tract of land, including all improvements thereon, and containing 25.0 acres on Standing Springs Road as shown on a plat of property for Dr. Terrell T. Leeke and Roseanne H. Leeke prepared by W. R. Williams, Jr., Engineer, dated September 17, 1980 and revised April 25, 1983 and which plat is recorded in the RMC Office for Greenville County in Plat Book 9R at Page 29. The property mortgaged consists of 25.0 acres, the same being all of that property shown on the above referenced plat, which property, in accordance with said plat, is described as follows:

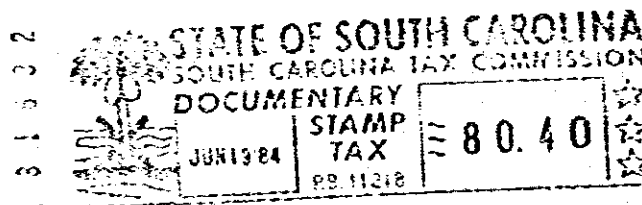
BEGINNING at a nail and cap in the center of Standing Springs Road (which nail and cap lies 1657 feet from Ferguson Road) and thence running along a common boundary with B. F. Thackston Estate N. 61-42 E., 2603.0 feet to a point in the center of Reedy River; thence with the center of river as line, the traverse of which is S. 57-07 E., 73.5 feet to a point; thence turning and running S. 48-09 W., 636.47 feet to an old iron pin; thence S. 82-30 W., 189.67 feet to an old iron pin; thence S. 31-35 E., 410.68 feet to a Cedar "X" O.M.; thence S. 64-45 W., 583.90 feet to an old iron pin; thence S. 51-13 W., 533.32 feet to an old iron pin; thence N. 63-57 W., 360 feet to a new iron pin; thence S. 38-57 W., 274.70 to a new iron pin; thence S. 58-57 W., 165 feet to a new iron pin; thence S. 31-12 W., 182.9 feet to a new iron pin; thence S. 16-00 W., 141.58 feet to a spike in the center of aforementioned road; thence along center of said road N. 17-08 W., 390.40 feet to a nail and cap; thence N. 17-07 W., 239.60 feet to a nail and cap; thence N. 17-07 W., 20.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Bonaventure Partnership dated April 7, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1165 at Page 872 on April 26, 1982.

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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