

1078-268

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 30th day of July 1984 by EDWARD P. HOLDER, JR. & WYLINE S. HOLDER (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 93 Forest Lane, Greenville, South Carolina 29605.

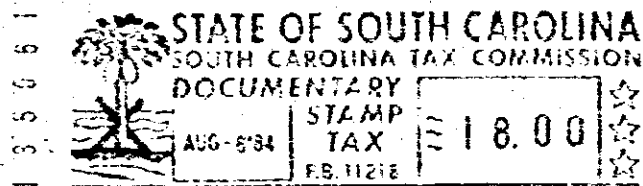
WITNESSETH:

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 July 30, 1984 to Mortgagee for the principal amount of Sixty thousand & no/100ths (\$60,000.00) 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 on Westerly side of Forest Lane in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 34 on plat of Meyers Park Subdivision, Section 2, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at Page 54, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an ip on the Westerly side of Forest Lane, at the joint front corner of Lots 34 and 35 and running thence along the line of Lot 35, S.54-05 W. 169.15 feet to an ip at the joint rear corner of property herein described and property now or formerly of Sunset Hills; running thence along the line of property now or formerly of Sunset Hills, N. 49-00 W. 287.79 ft. to a point on said line; thence N. 25-56 W. 19.8 ft.; thence N. 25-56 W. 21.32 ft. to an ip at the joint rear corner of Lots 33 and 34; thence along the line of Lot 34, S. 80-18 E. 332.31 ft. to an ip on Forest Lane; thence along Forest Lane, S. 13-06 E. 62 ft. to an ip, the point of beginning.

This being the same property conveyed to Edward P. Holder, Jr. by deed of HBA Properties, Inc. on April 22, 1977, and thereafter filed on April 25, 1977, in Deed Book 1055 at Page 270, Edward P. Holder, Jr. having conveyed a one-half (1/2) interest on August 11, 1978, to Wylene S. Holder, and the same being thereafter filed for record on August 14, 1978, in the RMC Office for Greenville County in Deed Book 1085 at Page 197.



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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4328 W. 2