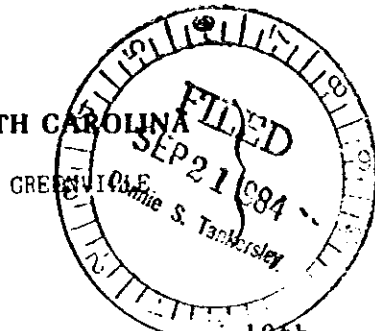


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE
OF
REAL PROPERTY

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THIS MORTGAGE, executed the 10th day of September, 1984, by James Paul Graham and Bertha Ann Graham (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is P.O. Box 8, Belton, SC 29627.

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 September 10, 1984 to Mortgagee for the principal amount of Ten thousand three and 03/100 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 piece, parcel or tract of land lying, being situate in Dunklin Township, Greenville County, State of South Carolina containing 14.83 acres, more or less, and being bounded on the west by lands of now or formerly Ridgeway, on the south by lands of now or formerly Scott, on the east by a farm road and lands of now or formerly Collins, and on the north by lands of Collins and being shown on a plat entitled "Property of Lloyd V. Garner", dated August 1961, made by Carolina Engineering & Surveying Company, recorded in the RMC Office for Greenville county, S.C., in Plat Book _____ at Page _____, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of a farm road and runs thence along the Collins line N. 65-17 W. 628.4 feet to an iron pin; thence along the Ridgeway line S. 14-09 W. 1231.1 feet to an iron pin; thence along the Scott line N. 70-00 E. 818.5 feet to an iron pin; thence N. 26-00 E. 218.9 feet to an iron pin in said farm road previously mentioned above; thence N. 8-00 E. 279.9 feet to an iron pin in said farm road; thence N. 7-39 W. 174.4 feet to the beginning corner.

THIS BEING a portion of the same property conveyed unto mortgagors herein by deed of Lloyd Garner by deed dated February 2, 1971, of record in the RMC for Greenville County, SC, in Deed Book 907 at Page 610.



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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

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