

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE VOL 1687 PAGE 246
OF
REAL PROPERTY

THIS MORTGAGE, executed the 26th day of October, 1984, by J. Frank Robertson and Delores J. Robertson (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

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 26, 1984, to Mortgagee for the principal amount of Fifty Six Thousand and No/100 (\$56,000.00) 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"):

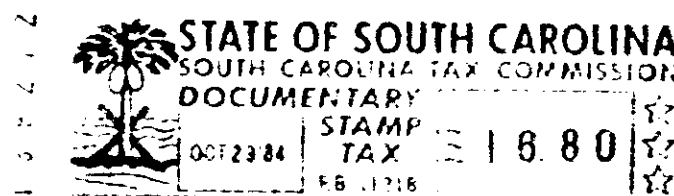
All that certain piece, parcel or tract of land situate, lying and being at the intersection of Roper Mountain Road and Garlington Road in the State of South Carolina, County of Greenville and having, according to a more recent survey entitled "Property of J. Frank Robertson and Delores J. Robertson" prepared by Freeland and Associates on October 24, 1984, recorded in the R.M.C. Office for Greenville County in Plat Book 11A, Page 59, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Garlington Road with the Roper Mountain Road and running thence with the center of said Garlington Road S. 89-38 E., 185.47 feet to a point in the center of said road; thence continuing with the center of said road N. 75-46 E., 47.60 feet to an iron pin; thence S. 31-24 E., 210.63 feet to an iron pin; thence S. 58-48 W., 199.81 feet to an iron pin; thence N. 32-00 W., 321.65 feet to a point in the center of intersection of said road, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Michael C. Robinson and Merry J. Robinson recorded simultaneously herewith.

ALSO: All that lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 136 on a plat of Dove Tree Subdivision, recorded in Plat Book 4X, Pages 21-23 and having such metes and bounds as appear by reference to such plat. Said lot fronts on the northeasterly side of Boxthorne Court a total distance of 135 feet.

This is the same property conveyed to the mortgagors by deed of The Lighting Center, Inc. recorded in the R.M.C. Office for Greenville County on November 6, 1978, in Deed Book 1091, Page 364.



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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