

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REC. S.C.  
JUL 12 1982  
CLERK

MORTGAGE  
OF  
REAL PROPERTY

BOOK 78 1973  
PAGE 85

THIS MORTGAGE, executed the 12th day of July, 1982, by James E. and Mary M. Haller (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office 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 July 12, 1982, to Mortgagee for the principal amount of Forty Thousand and No/100 (\$40,000.00) 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 and 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 lot of land situate, lying and being on the southern side of Little Texas Road near Travelers Rest, in the County of Greenville, State of South Carolina, and shown as a 10.09 acre tract on a survey prepared for James E. Haller and Mary M. Haller and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Little Texas Road at the joint front corner of property of Haythorn and this tract, and running thence with the Haythorn property S. 25-30 E. 1,093.4 feet to an iron pin in the line of property of the City of Greenville; running thence with that property N. 75-55 W. 831.2 feet to a concrete monument in the line of property now or formerly of Batson; running thence with the Batson tract N. 7-23 E. 791.8 feet to a spike in the center of Little Texas Road; running thence with the center line of said road S. 81-25 E. 125 feet; thence continuing N. 85-50 E. 100 feet; thence continuing N. 44-41 E. 15 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of C. Francis Haythorn and Ula Mae Haythorn dated June 15, 1978, and recorded in the R.M.C. Office for Greenville County in Book 1051 at Page 365.

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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

First National Bank of South Carolina, Fully paid and satisfied this 22 day of November, 1982.  
Witness: *[Signature]*  
David R. ... President

Return to Wm. B. Starnes

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