

Mortgagee Address:
P. O. Box 2568
Greenville, SC 29602

BOOK 1591 PAGE 238

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JUN 7 3 02 PM '83
TANKERSLEY
R.H.C.

MORTGAGE
OF
REAL PROPERTY BOOK 86 PAGE 111

THIS MORTGAGE, executed the 7th day of January, 1983, by FURMAN COOPER BUILDERS, INC. (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 January 7, 1983 to Mortgagee for the principal amount of EIGHTY-ONE THOUSAND AND NO/100 (\$81,000.00) 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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 38 on plat of BROOKFIELD WEST, Sec. II, recorded in the RMC Office for Greenville County in Plat Book 7X, Page 88, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Gilderbrook Road, joint front corner of Lots 37 and 38 and running thence with the line of said lots, N 72-36 E 148.14 feet to an iron pin; thence turning and running along a portion of Lot 44 and along line of Lot 43, S 17-24 E 92.13 feet to an iron pin; thence turning and running along the common line of Lots 38 and 39, S 62-55 W 147.03 feet to an iron pin on the eastern side of Gilderbrook Road; thence turning and running along said Gilderbrook Road as follows: N 22-14-50 W 38.00 feet to an iron pin; thence N 17-24 W 79.00 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of The Vista Co., Inc. and Dee A. Smith Company, Inc. dated January 5, 1983, to be recorded herewith.

Fully paid and satisfied this the 20th day of September, 1984.

A.W. Black 9167

First National Bank of South Carolina
Kevin M. Short, Vice President

FILED
GREENVILLE CO. S.C.
SEP 24 11 32 AM '84
DONNIE S. TANKERSLEY
R.H.C.

SEP 24 1984

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 32.40

Donnie S. Tankersley
R.H.C.

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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