P.O. Box 3028, Greenville, S. C.29602

GREENVILLE CO. S.C.

MORTGAGE

BOOK 1366 PAGE 757

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

ARNOLD E. MULLINAX (herein "Borrower") and the

Mortgagee FIRST PIEDMONT BANK AND TRUST

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of EIGHT THOUSAND TWO HUNDRED AND NO/100 Dollars ($ 8,200.00) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable July 5, 1977 ; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of EIGHT THOUSAND TWO HUNDRED & NO/100 Dollars ($ 8,200.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 ($3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in O'Neal Township, County of Greenville, State of South Carolina, located about four (4) miles north of the City of Greer and on Lake Cunningham, being shown on a plat made for A. E. and Doris H. Dean by John A. Simmons, Reg. Surveyor, dated May 15, 1964, and having the following courses and distances, to-wit:

BEGINNING on a stake in a country road, the southeastern corner of the lot herein conveyed (iron pin on bank of raod at 19 feet from true corner) and runs thence S 58-24 W, 134 feet to an iron pin on the water right line of the City of Greer; thence with that line, N 37-08 W, 186.5 feet to an iron pin and N 28-28 W, 77.2 feet to an iron pin; thence N 64-18 E 150.8 feet to a stake in country road; thence along said road, S 31-04 E 247 feet to the point of beginning, containing .85 acres, more or less.

THIS is the same property conveyed to the Grantor herein by deed of Edgar C. Green, Jr. dated July 2, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Volume 1039 at Page 127.

DOCUMENTARY STAMP TAX 8.20

0752

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