



TO ALL WHOM THESE PRESENTS MAY CONCERN:

JULIAN A. OTT

HEREINAFTER CALLED THE MORTGAGOR, IN THE STATE AFORESAID, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain note or notes, or obligation, bearing date the day of the date of these Presents, stand firmly held and bound to pay unto First National Bank in Orangeburg, South Carolina, 29115- hereinafter called the Mortgagee, in the said State, the sum of Two Hundred Thousand and no/100 (\$200,000.00)----- Dollars

To be paid in accordance with the terms of that certain Note dated February 25, 1980.

after date (without grace), with interest thereon after maturity at the rate of per cent, per annum, payable annually until paid; and the said mortgagor hereby agrees to pay all taxes or assessments, State, County and Municipal—as levied, assessed or charged against the property hereby mortgaged, as soon as the same shall become due and payable, or to repay on demand to said Mortgagee any or all such taxes, assessments, costs or penalties that may be paid by the said mortgagee whilst said note remains unpaid. (The said Mortgagee is hereby authorized to pay such, if the same be not paid when due by the Mortgagor, his Heirs, Executors or Administrators; it being distinctly understood and agreed that default in the payment of the principal, and interest, and taxes, and costs, and penalties, aforesaid, or of either, shall be a breach of the condition of said note or notes and of this mortgage.)

And it is further agreed that in case this mortgage be foreclosed, or be put into the hands of an Attorney for collection or foreclosure, a commission of ten per cent upon the amount due shall be added to cover Attorney's fees for collecting the same, which is hereby secured by the mortgage; and this mortgage shall also secure and cover any and all extensions or renewals of the said note or notes or obligation, whether represented by the original note or notes or by a new note or notes, so long as the indebtedness secured by this mortgage, or any part thereof, may remain unpaid in full. And this mortgage shall also secure any other indebtedness that I may now or hereafter be due or may owe the said Mortgagee, as maker, endorser or otherwise, and any indebtedness owed by me, as original obligor, endorser or otherwise, and acquired by said Mortgagee.

NOW KNOW ALL MEN, that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the condition of the said note, and also in consideration of the further sum of Three Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that piece, parcel or tract of land located in Greenville County, South Carolina being known and designated as Lot 1 of Boland Park as shown by plat prepared by Freeland & Associates dated June 20, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7 J, Page 11, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the northern side of Pelham Road and running thence along Pelham Road N 58-21 W 95.15 feet to a concrete monument; thence N 34-24 E 7 feet to a concrete monument on Pelham Road; thence continuing along Pelham Road N 56-11 W 100 feet to an iron pin; thence N 53-37 W 141.84 feet to an iron pin; thence leaving Pelham Road and running N 27-47 E 393.29 feet to an iron pin; thence N 16-26 E 18.6 feet to an iron pin; thence N 27-47 E 393.29 feet to an iron pin; thence N 16-26 E 18.6 feet to an iron pin; thence N 66-34 E 315.02 feet to an iron pin; thence S 4-12 W 362.65 feet to an iron pin; thence S 28-33 W 369.84 feet to an iron pin in Pelham Road, the point of beginning said tract containing 4.1912 acres.

OCTO 27 80 10:49

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP

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