

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
JUN 23 AM '81
RUSLEY

MORTGAGE 1546 PAGE 595
OF
REAL PROPERTY

THIS MORTGAGE, executed the 23rd day of June, 1981, by Classic Speculation Enterprises, Ltd. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 102 S. Main Street, Greenville, S.C. 29601.

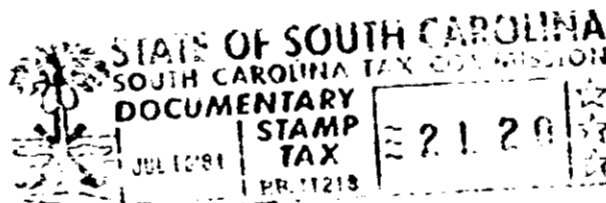
WITNESSETH:

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 June 23, 1981, to Mortgagee for the principal amount of Fifty Three Thousand and No/100 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 5-C of Holly Woods Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated August 13, 1979 and recorded August 14, 1979 in the R.M.C. Office for Greenville County, S.C. in Deed Book 1109, at Pages 246 through 317, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-C, at Page 45, as amended by First Amendment To Declaration (Master Deed) of Holly Woods Horizontal Property Regime recorded in the R.M.C. Office for Greenville County on February 9, 1981 in Deed Book 1142, at Page 480.

This being the same property conveyed to the Mortgagor herein by deed of Joe W. Hiller dated 6 June 1981 recorded 7 June 1981 in the R.M.C. Office for Greenville County in Deed Book 1151 at Page 291.

Mortgagee's Address: 102 S. Main Street
Greenville, S.C. 29601



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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