

Jul 29 11 31 AM '83

DONNIE S. DANFORSLEY
R.M.C.

90-1318-13270

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 26th day of July 1983 by
AVERY WOOD, JR., and DANNY N. ARD (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
P. O. Box 2568, Greenville, S.C., 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 26, 1983 to Mortgagee for the principal
amount of SIXTY-SIX THOUSAND & NO/100 (\$66,000.00) 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, with all buildings and
improvements thereon, situate, lying and being in the City of Green-
ville, County of Greenville, State of South Carolina, located on the
north side of West McBee Avenue, and having, according to a plat en-
title "Survey for Avery Wood" prepared by Freeland & Associates, dated
June 18, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the sidewalk along the north side of West
McBee Avenue, which iron pin is located 2.54 feet northwest from the
corner of West McBee Avenue and South Richardson Street, and running
thence with the edge of said sidewalk N. 67-50 W. 58.52 feet to the
corner of the building situate on the property herein described; thence
with the center line of the 17" wall of the building as the property
line, N. 18-34 E. 95.40 feet to the corner of said building; thence
turning and running with the north face of the wall of the building as
the property line, S. 67-31 E. 62.28 feet to the corner of the buiding;
thence turning and running S. 20-14 W. approximately 94.9 feet to an
iron pin on the sidewalk along the north side of West McBee Avenue, the
point of beginning.

This being the same property conveyed to the Mortgagors herein by deed
of Belk Simpson Company dated June 23, 1983, and recorded June 24, 1983,
in the RMC Office for Greenville County, S.C., in Deed Book 1191 at
Page 94.

RECORDED
INDEXED
DOCUMENTARY
TAX \$26.40
JUL 29 1983

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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