

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
AUG 5 3 30 PM '83
DOHN
MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 5th day of August 1983 by Pierre P. Lemaire and Jeanette M. Lemaire (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P. O. Box 5707, Spartanburg, South Carolina 29304

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 August 5, 1983 to Mortgagee for the principal amount of Ninety-seven, six hundred fifty (\$97,650.00) 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 the buildings and improvements thereon, lying and being at the southeasterly intersection of Sun Meadow Road and Silver Creek Road, near the City of Greenville, S.C., being known and designated as Lot No. 123 on plat entitled "Map No. 3, Section 1, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4R, Page 86 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Silver Creek Road, said pin being the joint front corner of Lots 123 and 124 and running thence with the common line of said lots S. 38-36-18 W. 150 feet to an iron pin, the joint rear corner of Lots 123 and 124; thence N. 50-52-22 W. 171.77 feet to an iron pin on the southeasterly side of Sun Meadow Road; thence with the southeasterly side of Sun Meadow Road N. 39-07-38 E. 127.34 feet to an iron pin at the southeasterly intersection of Sun Meadow Road and Silver Creek Road; thence with said intersection N. 84-31-19 E. 35.11 feet to an iron pin on the southerly side of Silver Creek Road; thence with the southerly side of Silver Creek Road S. 50-05-00 E. 145.41 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Gilles A. Deraison and Francoise Deraison dated August 5, 1983, and recorded herewith in the RMC Office for Greenville County, South Carolina.

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

LEATHWOOD, WALKER, ROSS & BROWN

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