

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 5 1983
DONNA R.M.C.
ASLEY

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 5th day of August 19 83 by
Brookview Partnership (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
South Main Street, Greenville, South Carolina

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 Thirty Thousand and no/100's (\$30,000.00) 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 piece, parcel or lot of land in the City of Greenville County of Greenville,
State of South Carolina, situate, lying and being on Brookview Circle, and being known
and designated as the southwestern one-half of Lot No. 74 of Shannon Terrace, as shown
on Plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book L,
Page 91, and being more particularly described according to a Plat of survey by
Carolina Surveying Co. dated July 16, 1979, as follows:

BEGINNING at an iron pin on the southeastern side of Brookview Circle at the joint
front corner of Lots 73 and 74, which iron pin is 1354.3 feet from the intersection
of Brookview Circle and West Faris Road, and running thence along Brookview Circle
N 38-30 E 50 feet to an iron pin; thence a new line through Lot 74 S 51-20 E 192.4
feet to an iron pin; thence S 28-24 E 38.4 feet to an iron pin at the joint rear
corner of Lots 73 and 74; thence along the joint line of said lots N 54-41 W 199.5
feet to the beginning corner.

The above described property is part of the same conveyed to the mortgagor by Cecil
D. Buchanan by Deed dated May 10, 1978, and recorded on May 10, 1978, in the RMC
Office for Greenville County, South Carolina, in Deed Book 1078, Page 926.

"SEE APPENDIX A ATTACHED"

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

0.990

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