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VOL 1688 PAGE 77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

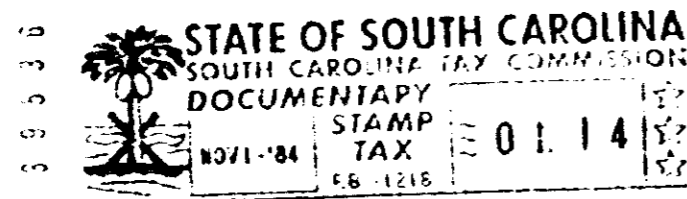
THIS MORTGAGE, executed the 25th day of October, 1984, by Patricia G. Kay (hereinafter referred to as "Mortgagor") to Capital Bank and Trust (hereinafter referred to as "Mortgagee") whose address is

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 Oct. 25, 1984, to Mortgagee for the principal amount of Three Thousand Eight Hundred 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 tract of land located and being situate in the State of South Carolina, County of Greenville, located on the northern side of Southern Road and containing 3.95 acres according to a plat by Carolina Surveying Company, R.B. Bruce, RLS #1952, dated August 20, 1983, said plat of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-C, at Page 7, and said tract having the courses and distances, metes and bounds, as upon said plat appear which are hereby incorporated by reference as though fully set out. Said property being bounded on the South by approximate center of Southern Road for 170 feet; on the West by lands now or formerly of L.R. Davis, for 1,141.98 feet; on the North by lands now or formerly of L.R. Davis for 151.64 feet; and on the East by lands now or formerly of L.R. Davis for 1,100.17 feet.

This is the same piece, parcel or tract of land conveyed unto Patricia G. Key by deed of Dendy Lollis of even date to be recorded simultaneously herewith.



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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