

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 27 3 01 PM '81
R.M.C. WILKINSON
GREENVILLE, S.C.

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MORTGAGE
OF
REAL PROPERTY

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Greenville, SC 29601

THIS MORTGAGE, executed the 17th day of April 19 81 by Meriam B. Young (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina 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 April 17, 1981 to Mortgagee for the principal amount of Seventy Thousand & No/100 (\$70,000.00) 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 lot of land situate on the southeast side of Knollwood Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 24 on plat of Knollwood Heights, recorded in the RMC Office for Greenville, South Carolina, in Plat Book WWW, Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Knollwood Drive at the joint front corner of Lots 23 and 24 and runs thence along the line of Lot 23 S. 56-12 E. 213.8 feet to an iron pin; thence S. 33-43 W. 175 feet to an iron pin; thence S. 30-27 W. 15 feet to an iron pin; thence along the line of Lot 25 N. 58-55 W. 217.4 feet to an iron pin on the southeast side of Knollwood Drive; thence along Knollwood Drive N. 30-09 E. 15 feet to an iron pin; thence still along said drive N. 33-30 E. 120 feet to an iron pin; thence still along said drive N. 37-24 E. 65 feet to the beginning corner.

This is a second mortgage junior to that of First Federal Savings and Loan Association as recorded April 3, 1973, in the RMC Office of Greenville County, South Carolina, in Mortgage Book 1271 at page 501 in the original amount of \$30,000.00. Der: Eleanor Hunt Bishop to Mortgagor by deed dated Jan. 22, 1973, Deed Book 965 Page 355.

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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