

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

FILED
GREENVILLE CO. S. C.
FEB 28 2 41 PM '83
DONNIE S. TANKLESLEY
R.M.C.

THIS MORTGAGE, executed the 28th day of FEBRUARY 19 83 by Matthew D. Carson and Patricia S. Carson (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 225, Columbia, S.C. 29202

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 February 28, 1983, to Mortgagee for the principal amount of One Hundred Seventy-five Thousand Five Hundred 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 tract of land situate, lying and being in the City of Greenville, Greenville County, South Carolina on the southerly side of East Parkins Mill Road being known and designated as Tract 16 and part of Tract 17 as shown on a plat entitled PROPERTY OF LUCY L. HINDMAN made by W. J. Riddle recorded in Plat Book Y at Page 19 and having according to a more recent survey thereof entitled PROPERTY OF MATTHEW D. CARSON AND PATRICIA S. CARSON made by Freeland & Associates dated February 23, 1983 recorded in Plat Book 141 at Page 27 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Parkins Mill Road, said iron pin being located 277.8 feet, more or less, in an easterly direction from the intersection of Isbell Lane with East Parkins Mill Road, and running thence along the southerly side of East Parkins Mill Road, N. 58-36 E. 309.93 feet to an iron pin; thence S. 36-10 E. 606.59 feet to an iron pin; thence S. 32-30 W. 333.30 feet to an iron pin; thence N. 36-03 W. 753.58 feet to an iron pin on the eastern side of East Parkins Mill Road, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Brenda B. Blue to be recorded herewith.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP
90.20

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP
70.00

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

4328-RV-21