

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

FILED JUN 29 11 30 AM '84 R.H. SLEY

THIS MORTGAGE, executed the 29th day of June 19 84 by Lawrence E. McNair (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 2568, 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 June 29, 1984 to Mortgagee for the principal amount of One Hundred Sixty Thousand and No/100 (\$160,000.00) 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 certain piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina on the southeastern side of U.S. Highway 29 (Wade Hampton Blvd.) and being shown on a plat prepared by Webb Surveying and Mapping, Co., Charles F. Webb, R.L.S. dated February, 1984, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin old on the southeastern right of way of U.S. Highway 29 (Wade Hampton Blvd.) and running thence along the line of the right of way of U.S. Highway 29 (Wade Hampton Blvd.) N. 42-42 E., 204.0 feet to a nail and cap along the intersection of the right of ways of U.S. Highway 29 and Elberta Street; thence running along the right of way of Elberta Street S. 47-08 E., 208.60 feet to an iron pin; thence S. 42-32 W., 204.0 feet to an iron pin old at the joint rear corner of now or formerly of Gate Petroleum Company; thence running along the line of property now or formerly of Gate Petroleum Company N. 47-08 W., 209.29 feet to an iron pin old along the southeastern right of way of U.S. Highway 29 (Wade Hampton Blvd.), the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Alice L. Bogan to be recorded herewith.

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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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