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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1300 PAGE 831

THIS MORTGAGE is made this 30th day of January, 1974,
between the Mortgagor, Clyde W. Rector

and the Mortgagee, The South Carolina National Bank (herein "Borrower"),
organized and existing under the laws of South Carolina, a corporation
is P. O. Drawer 969, Greenville, South Carolina, whose address
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand
(\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of
February, 1979;

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

All that certain piece, parcel or lot of land in the State of South
Carolina, County of Greenville, situate on Mauldin Circle, being shown
on plat of property of H. C. Taylor, dated October 20, 1969, prepared
by Terry T. Dill, recorded in Plat Book 4C at Page 119 in the RMC Office
for Greenville County, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mauldin Circle, which
iron pin is S. 1-43 W. 50 feet from the joint front corner of Lot 4 and
Lot 5, and running thence with the curvature of Mauldin Circle, the chord
being S. 30-22 E. 23.5 feet to an iron pin on the western side of Mauldin
Circle; thence with said Circle S. 39-58 W. 102.8 feet to an iron pin;
thence with curvature of said Circle S. 73-11 W. 41.3 feet to an iron
pin; thence N. 51-08 W. 125 feet to an iron pin; thence N. 35-04 W. 60.7
feet to an iron pin; thence with another curvature of Mauldin Circle
N. 59-30 E. 28.4 feet to an iron pin; thence S. 79-22 E. 102.3 feet to
an iron pin; thence S. 83-05 E. 101.5 feet to the point of beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

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