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GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 23rd day of January 1976 between the Mortgagor, Carl M. Trickett and Elizabeth C. Trickett

(herein "Borrower"), and the Mortgagee, South Carolina National Bank a corporation organized and existing under the laws of the United States of America whose address is P. O. Box 168, Columbia, South Carolina 29202, Mortgage Loan Dept. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February, 2006.

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 3 of Stratton Place Subdivision according to plat prepared by Piedmont Engineers & Architects dated July 10, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at pages 36 and 37.

BEGINNING at an iron pin on the southern side of Providence Square, joint front corner of Lots Nos. 3 and 4, and running thence with the joint line of said lots, S. 13-40 W. 202.45 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4; thence with the rear line of Lot No. 3, S. 69-53 E. 110.9 feet to an iron pin; running thence N. 13-40 E. 215 feet to an iron pin on the southern side of Providence Square, joint front corner of Lots Nos. 2 and 3; running thence with the southern side of Providence Square, N. 76-20 W. 110 feet to the point of beginning.



which has the address of Providence Square Greenville South Carolina (herein "Property Address");
[State and Zip Code] [Street] [City]

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, appurtenances, 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 Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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