

FILED
GREENVILLE CO. S. C.
SEP 28 4 51 PM '76
T. H. HARRIS

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1976, between the Mortgagor, William L. Madden and Sara E. Madden (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States, whose address is Post Office Box 168, Columbia, S. C., 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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 October 1, 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 piece, parcel or lot of land, situate, lying and being in the county of Greenville, state of South Carolina, being shown and designated as Lot No. 27 on a plat entitled "Stratton Place" by Piedmont Engineers and Architects dated July 10, 1973, and recorded in Greenville County Plat Book 4R at Pages 36-37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Lots 26 and 27 on the right of way of Coventry Road and running thence with the line of Lot 26, N. 64-18 W. 170 feet to an iron pin at the joint rear corner of Lots 26, 27, 30 and 31; thence turning and running with the rear lot line of Lot 30, N. 25-42 E. 120 feet to an iron pin at the joint corners of Lots 30, 27 and 28; thence turning and running with the joint line of Lot 28, S. 64-18 E. 170 feet to an iron pin on the right of way of Coventry Road at the joint front corner of Lots 27 and 28; thence turning and running with the right of way of Coventry Road, S. 25-42 W. 120 feet to the point of BEGINNING.

This is the same property conveyed to Sara E. Madden by deed from Southland Properties, Inc. recorded April 23, 1974 in deed volume 997 at page 593 in the RMC Office for Greenville County, S. C.; subsequently Sara E. Madden conveyed an undivided one-half interest to William L. Madden by deed recorded herewith.



Mailing address of Mortgagee:
The South Carolina National Bank
Mortgage Loan Department
Post Office Box 168
Columbia, South Carolina, 29202

which has the address of 14 Coventry Road, Greenville, South Carolina, 29607 (herein "Property Address");

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 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 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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