

Loan No. 74-573737

FILED
MAR 10 3 23 PM '80
SOUTH CAROLINA

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MORTGAGE

THIS MORTGAGE is made by this 7th day of March 1980, between the Mortgagor, Hugh VantLeven, Jr. and Barbara S. VantLeven (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of the State of North Carolina, whose address is P. O. Box 34069, Charlotte, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 together with all buildings and improvements thereon, situate, lying and being on the southern side of Brentwood Way in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 132 as shown on plat entitled BRENTWOOD, SECTION III, made by Piedmont Engineers, Architects and Planners, dated November 15, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 42, reference to which is craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of James Leary Builders, Inc. to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 15 1980

which has the address of 132 Brentwood Way, Simpsonville, S. C. 29681 (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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