

GREENVILLE CO. S. C.  
DEC 2 4 38 PM '82  
DONN S. TANKERSLEY  
R.M.C.

# MORTGAGE LONG, BLACK & GASTON

THIS MORTGAGE is made this 29th day of November 1982, between the Mortgagor, JAMES SOLOMON FULFORD AND MARY JANE FULFORD (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of The State of South Carolina, whose address is Post Office Box 2568, Greenville, South Carolina, 29606 (herein "Lender").

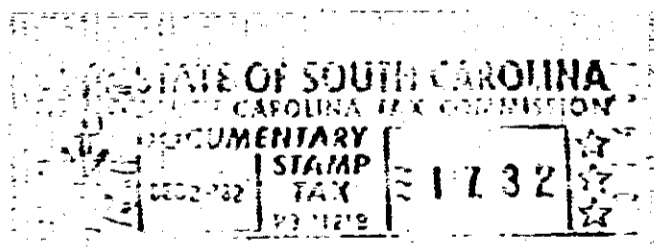
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998;

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, on the eastern side of Kensington Road, near the Town of Taylors, being shown as Lot 44 on plat of BROOK GLENN GARDENS, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Page 85, and having, according to a more recent survey prepared by Freeland and Associates, dated November 22, 1982, entitled "Property of James S. Fulford and Mary Jane Fulford", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Kensington Road at the corner of Lot 43 and running thence with the eastern side of said road, N. 28-24 E. 110 feet to an iron pin at the corner of Lot 45; thence with the line of said lot S. 66-57 E. 145 feet to an iron pin; thence S. 28-13 W. 114.9 feet to an iron pin at the corner of Lot 43; thence with the line of said lot N. 65-00 W. 145 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors herein by deed of Paul M. Stewart and Jane H. Stewart, dated August 23, 1978 and recorded August 24, 1978 in the RMC Office for Greenville County in Deed Book 1086 at Page 51.



which has the address of 307 Kensington Road, Taylors, South Carolina 29687 (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 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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