

State of South Carolina)
County of Greenville)

Mortgage

80-1615-477

Words Used In This Document

- (A) Mortgage—This document, which is dated July 11 3 1983 and July 11 1983, will be called the "Mortgage".
- (B) Mortgagor—Creighton D. Griggs, Jr. and Betty B. Griggs will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is Post Office Box 969, Greenville, South Carolina 29602

- (D) Note—The note, note agreement, or loan agreement signed by Creighton D. Griggs, Jr. and Betty B. Griggs dated July 5, 1983, 1983, will be called the "Note". The Note shows that I have promised to pay Lender

\$13,700.00 Dollars plus finance charges or interest at the rate of 12.50 % per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by _____

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that piece, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina on the northwestern side of Emily Lane at a point where said Lane intersects with Grove Road (also known as Old Gunter Road), and being shown as two separate tracts, the first containing 4.8 acres and shown on plat of Property of Creighton D. Griggs, Jr. and Betty B. Griggs recorded in the RMC Office for Greenville County in Plat Book 4M at Page 163, and the second being shown as 4.031 acres on plat of Property of Creighton D. & B. Griggs, Jr., prepared by Dalton & Neves, dated June, 1974. The composite description thereof having the following metes and bounds, to-wit:
BEGINNING at a nail and cap in the center of Emily Lane at the corner of property now owned by Brooks R. Prince and H. T. Sears, Jr., and running thence with the line of Prince & Sears N. 31-56 W. 1,406.5 feet to an iron pin on the shores of a lake; thence along the shoreline of said lake, the traverse line of which is N. 89-30 E. 215.5 feet to an iron pin in line of property of C. G. & Dorothy H. Gunter; thence with the line of Gunter S. 41-35 E. 1,294.5 feet to a nail and cap in the center of the intersection of Emily Lane and Grove Road (also known as Old Gunter Road); thence with said intersection S. 26-51 W., 86 feet to an old nail and cap in the center of Emily Lane; thence with the center of said Lane S. 62-38 W. 329 feet to the point of beginning.

(CONTINUED)

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures.
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future, and
- (I) All replacements of and or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage

LOVE, TOWNSEND, ARNOLD & THOMASON
ATTORNEYS AT LAW
Greenville, S.C.

11 05 83

7 0 0

4325 RV.21

0 4 7 0