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R.M.C. MOLEY

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# MORTGAGE

THIS MORTGAGE is made this 16th day of November 1983, between the Mortgagor, Syble I. King (herein "Borrower"), and the Mortgagee, The Citizens and Southern National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 727, Columbia, South Carolina 29222 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred sixty-five thousand, thirty-eight and 00/100 (\$165,038.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 16, 1989.

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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 20 on plat of Quail Hill Estates, said plat being recorded in the RMC office of Greenville County in Plat Book TTT at Page 201 and having, according to a more recent plat entitled "Property of Syble I. King" by Freeland and Associates dated November 15, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Quail Hill Drive at the joint front corner of Lots 19 and 20 and running thence with Quail Hill Drive N. 41-24 W. 129 feet to a point at the intersection of East Parkins Mill Road and Quail Hill Drive; thence with the intersection of East Parkins Mill Road and Quail Hill Drive N. 0-36 E. 41.2 feet to an iron pin; thence with the southern side of East Parkins Mill Road N. 39-55 E. 225 feet to an iron pin in line of property now or formerly of O. P. Earle; thence with line of property now or formerly of O. P. Earle S. 41-24 E. 193.6 feet to an iron pin; thence S. 48-36 W. 250 feet to an iron pin on the northeastern side of Quail Hill Drive, the point of beginning.

Being the same property conveyed to the Mortgagor herein by Deed of Herbert H. Provence said Deed being dated April 30, 1982, and recorded in the office of the RMC for Greenville County in Deed Book 1166 at Page 370.

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which has the address of Quail Hill Drive Greenville South Carolina (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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