

3 29 1983
LINDSEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this second day of December 1983, between the Mortgagor, WILLIAM W. EVANS (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 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 January 1, 2014

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, designated as 4.39 acres on Fairview Road, as shown on plat of Property of R.C. Coley Estate, prepared by Lindsey and Associates, recorded in Plat Book 8Q, page 90; said property also being shown on a more recent plat of Property of William W. Evans, dated December 1, 1983, prepared by Freeland & Associates, recorded in the RMC Office of Greenville County in Plat Book 10E at page 6, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center line of Fairview Road and running thence N. 71-41 W., 762.52 feet to an old iron pin; thence turning and running N. 23-33 E., 350.91 feet to an old iron pin; thence turning and running S. 58-43 E., 663.61 feet to a railroad spike in the center line of Fairview Road, which point is approximately 1.2 miles to Harrison Bridge Road; thence with Fairview Road, S. 4-29 E., 216.57 feet to a railroad spike in the center line of Fairview Road, being the point and place of beginning.

This is the identical property conveyed to the mortgagor by deed of Wayne C. Hanes and Dolores A. Hanes, to be recorded of even date herewith.

6270
1 DE 5 83
2 DE 5 83
1376
452

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX \$ 25.00

which has the address of Route 2, Box 422 Simpsonville, S.C. (City)
29681 (State and Zip Code)
(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.

1050

10328-172