

MORTGAGE

Vol 1038 p. 533

GREENVILLE S.C.
R.M.C.
JAN 19 1983

THIS MORTGAGE is made this 5th day of December 19 83, between the Mortgagor, Joseph G. Doherty and Sandra S. Doherty (herein "Borrower"), and the Mortgagee, Warboyia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Winston-Salem, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Three Thousand Five Hundred and No/100 (\$53,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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, 1999

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 with the buildings and improvements thereon, lying and being on the northwesterly side of Bangor Street in the City of Mauldin, State of South Carolina, being known and designated as Lot No. 70 on plat of Glendale III recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R on Pages 83 and 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Bangor Street said pin being the joint front corner of Lots 69 and 70 and running thence with the common line of said lots N. 48-33 E. 178.3 feet to an iron pin the joint rear corner of Lots 69 and 70; thence N. 47-19 E. 124.2 feet to an iron pin the joint rear corner of Lots 70 and 71; thence with the common line of said lots S. 45-00 172.9 feet to an iron pin on the northwesterly side of Bangor Street; thence with the northwesterly side of Bangor Street S. 45-00 W. 112.0 feet to an iron pin the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Prestige Builders of Greenville, LTD dated December 5th, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1211, at Page 436 on December 5, 1983.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TAX \$21.40

which has the address of 110 Bangor Street Greenville, South Carolina 29662 (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.

RECORDED

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