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**MORTGAGE**

DENNIS S. JAMES

THIS MORTGAGE is made this 23rd day of August, 1974, between the Mortgagor, Franklin A. Baker and Nancy L. Baker

(herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Nine Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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 1, 2004

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 lot of land in said County and State, being shown as Lot 116 on plat of Berea Forest, Section Two, recorded in the RMC Office for Greenville County in Plat Book 4N at pages 76 and 77, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southeastern edge of Wilma Drive, joint front corner of Lots 116 and 148; thence with the line of said lots, S 29-05 E 100 feet to an iron pin, joint rear corner of Lots 116 and 117; thence with the common line of said lots, S 60-55 W 130 feet to an iron pin on Berea Forest Circle; thence with said Circle, N 29-05 W 75 feet to a point; thence with the intersection of Berea Forest Circle and Wilma Drive, N 15-55 E 35.35 feet to an iron pin on Wilma Drive; thence with said Drive, N 60-55 E 105 feet to an iron pin, the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:**

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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