

GREENVILLE CO. S. C.

JUN 9 11 06 AM '75

DONNIE S. TANKERSLEY

MORTGAGE

1341 187

THIS MORTGAGE is made this 5th day of June, 1975, between the Mortgagor, Donald W. and Kathryn O. Long (herein "Borrower"), and the Mortgagee, 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, S. C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand Four 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 June 1, 2005

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 piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 398 on Plat of Section 5, Del Norte Estates, made by Piedmont Engineers and Architects May 23, 1972 and recorded in Plat Book 4R at Page 17 and according to a more recent plat made by James R. Freeland, RLS, entitled "Property of Donald W. Long and Kathryn O. Long" dated June 4, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5M at Page 55. According to said plat, last-mentioned, the property is described as follows:

BEGINNING at an iron pin on Bransfield Road at the joint front corner of Lots 397 and 398 and running thence along the joint line of said lots N. 86-52 E. 130.0 feet to an iron pin at the joint rear corner of Lots 393 and 394; thence with Lot 393 S. 3-08 E. 130 feet to an iron pin at the joint corner of Lot 399; thence with the joint line of said lot N. 69-52 W. 148.3 feet to an iron pin on Bransfield Road; thence with said lot N. 42-30 E. 8.4 feet to an iron pin; thence continuing with said Bransfield Road N. 3-08 W. 65.6 feet to an iron pin, the point of beginning.

5.1416



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 seised 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.

4328 RV-2