

SEP 26 11 25 AM '75

MORTGAGE

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 26th day of September, 1975,
between the Mortgagor, George B. Hood and Joyce M. Hood

(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 Thirty Seven Thousand
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 October 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, situate, lying and being in the State
of South Carolina, County of Greenville, being known and designated as
Lot No. 63 of a subdivision known as River Downs, according to a plat
thereof dated July 17, 1974, and recorded in the R.M.C. Office for
Greenville County in Plat Book 4-R at Pages 75 and 76, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Suffolk Court, joint
front corner of Lots 63 and 64, and running thence with the joint line of
said lots, N. 61-20 E. 205 feet to an iron pin in the line of Lot 42; thence
with the line of Lot 42, S. 51-15 E. 79.21 feet to an iron pin at the joint
rear corner of Lots 62 and 63; running thence with the joint line of said
lots, S. 48-00 W. 230 feet to an iron pin on the eastern side of Suffolk
Court, joint front corner of Lots 62 and 63; thence with the eastern side
of Suffolk Court to the following metes and bounds, to-wit: N. 40-57 W.
102 feet to an iron pin and N. 7-49 W. 28.33 feet to 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, appur-
tenances, 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 Mort-
gage; 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.

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