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MORTGAGE

THIS MORTGAGE is made this 3rd day of December, 1975, between the Mortgagor, JOHN N. STEWART AND PATRICIA J. STEWART

(herein "Borrower"), and the Mortgagee, THE SOUTH CAROLINA NATIONAL BANK, Greenville, S.C., a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 168, Columbia, South Carolina (herein "Lender").

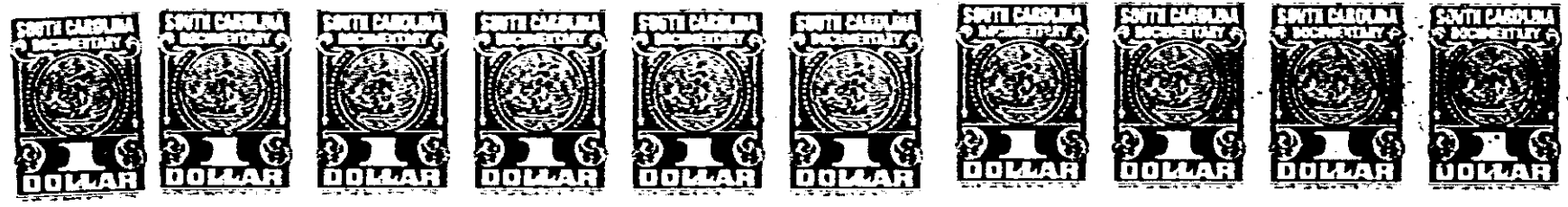
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Three Hundred Fifty and No/100---- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 on the Southern side of Georgetown Circle, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 33 as shown on a plat of Eastgate Village, prepared by Piedmont Engineers & Architects, dated May 15, 1973, and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at page 31 and also by a more recent plat prepared by Webb Surveying & Mapping Co., dated December 2, 1975, entitled "Property of John N. Stewart and Patricia J. Stewart", the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Georgetown Circle at the joint front corner of Lots 32 and 33 and running thence with the line of Lot No. 32 S. 31-03 E. 99.3 feet to an iron pin; thence with the rear line of Lot No. 41 S. 32-35 W. 30 feet to an iron pin; thence with the rear line of Lot No. 40 S. 33-10 W. 64.58 feet to an iron pin; thence with the rear line of Lot No. 37 N. 36-20 W. 42.1 feet to an iron pin; thence with the rear line of Lot No. 36 N. 38-04 W. 40 feet to an iron pin; thence with the line of Lot No. 34 N. 1-30 E. 105 feet to an iron pin on the Southern side of Georgetown Circle; thence with the curve of the Southern side of Georgetown Circle, the chord of which is S. 68-59 E. 25 feet to a point; thence continuing with the curve of the Southern side of Georgetown Circle, the chord of which is N. 81-55 E. 25 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Threatt-Maxwell Enterprises, Inc., dated December 3, 1975, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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.

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