

MAIL TO
GADDY & COPENPORT
P. O. BOX 10267
GREENVILLE, S. C.

3.50
5.10.36

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MORTGAGE

FILED
GREENVILLE CO. S. C.
JUL 16 3 29 PM '76
BONNIE S. TANKERSLEY
R.M.C.

1058 100

THIS MORTGAGE is made this 16th day of January, 1976, between the Mortgagor, Paul M. Zbin and Sharon N. Zbin (herein "Borrower"), and the Mortgagee, North Carolina National Bank, a corporation organized and existing under the laws of the United States, whose address is Charlotte, North Carolina, (herein "Lender").

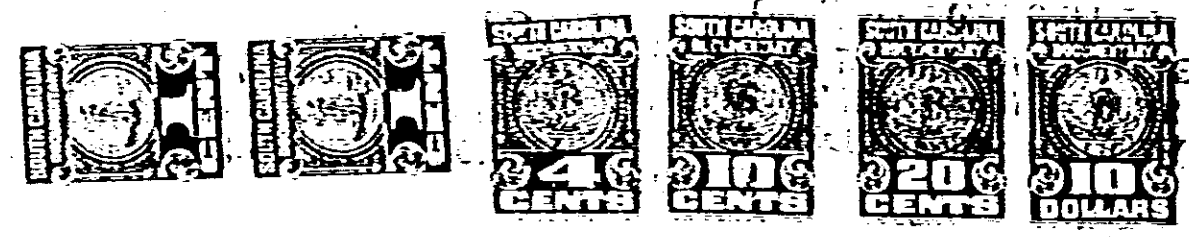
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Nine Hundred and No/100 (\$25,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006.

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 in the town of Simpsonville, County of Greenville, State of South Carolina, on Newgate Drive, being shown and designated as Lot No. 86 on plat of Section III, Bellingham, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "4X", Page 89.

This is the identical property conveyed to the mortgagors herein by deed from Balentine Brothers Builders, Inc. of even date to be recorded in the R.M.C. Office for Greenville County.

5.10.36



which has the address of Lot No. 86, Newgate Drive Simpsonville, South Carolina, 29681 (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.

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