

MAR 5 11 41 AM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

1331 658

THIS MORTGAGE is made this 2nd day of March 1976 between the Mortgagor, Ben K. Norwood, Jr. (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 969, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Seven Thousand, Nine Hundred and No/100 (\$97,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 demand

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, situate, lying and being on Rockingham Road, being designated as Lot No. 10 Rockingham Road, according to a plat of Revision of Lots 3, 4, 5 and 10 in Barksdale, made August 17, 1968 by T. H. Walker, R.L.S. 3182, Mauldin, S. C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Rockingham Road, joint front corner of Lots 9 and 10, and running along the line of Lot No. 9, N. 34-03 W. 270 feet to an iron pin; thence N. 54-00 W. 43.1 feet to an iron pin; thence N. 62-15 E. 150.04 feet to an iron pin; thence S. 61-05 E. 34.3 feet to an iron pin; thence S. 34-03 E. 263.3 feet to an iron pin on Rockingham Road; thence along Rockingham Road, S. 55-57 W. 150 feet to an iron pin, the beginning corner.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on Rockingham Road in that certain subdivision known as "Barksdale", and being a portion of Lot No. 9 Rockingham Road, according to a plat of Revision of Lots 3, 4, 5, 7, 9 and 10 of Barksdale, Greenville, S. C., made February 21, 1969, by R. K. Campbell, Campbell & Clarkson, Surveyors, and being more particularly described as follows:

BEGINNING at an iron pin on the north side of Rockingham Road, joint front corner of Lots 9 and 10, and running along Rockingham Road, S. 55-57 W. 60.8 feet to an iron pin; thence continuing with Rockingham Road, S. 55-34 W. 14.6 feet to an iron pin; thence N. 29-45 W. 314.8 feet to an iron pin on rear line of Lot No. 5; thence along rear line of Lot No. 5, N. 62-15 E. 37.2 feet to an iron pin, joint rear corner of Lots 4 and 5; thence S. 54-0 E. 43.1 feet to an iron pin; thence along the line of Lot 10, previously deeded to mortgagor herein, S. 34-03 E. 270 feet to an iron pin, the beginning corner.

This mortgage also serves as additional security for all other debts owed to The South Carolina National Bank by Ben K. Norwood, Jr. and Ben K. Norwood Company.

which has the address of 8 Rockingham Road (and adjoining lot), Greenville (Street) (City)
S. C. 29607 (herein "Property Address"); (State and Zip Code)

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

0658

4328 RV-25