

FILED
GREENVILLE CO. S. C.

MORTGAGE

102-799

MAR 18 3 35 PM '76

THIS MORTGAGE is made this 19 day of MARCH 1976 between the Mortgagor, VAROY D. RAMSEUR, III & DOROTHY H. RAMSEUR (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 FORTY TWO THOUSAND (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 April 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 lot of land situate on the southwest side of Aldridge Drive in the City of Greenville, in Greenville County, South Carolina, shown as Lot 49 on plat of Section F of Gower Estates made by R. K. Campbell and Kebb Surveying & Mapping Co. November 1965, recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, page 99, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Aldridge Drive at the joint front corner of Lots 48 and 49 and runs thence along the line of Lot 48, S. 62-08 W. 234.4 feet to an iron pin; thence S. 26-30 E. 35 feet to an iron pin; thence S. 63-24 E. 145 feet to an iron pin; thence with the line of Lot 50 N. 34-11 E. 182.4 feet to an iron pin on the southwest side of Aldridge Drive; thence with the curve of Aldridge Drive (the chord being N. 45-06 W. 49.3 feet) to an iron pin; thence still with the curve of Aldridge Drive (the chord being N. 14-42 W. 20 feet) to the beginning corner.



which has the address of 14 Aldridge Drive, Greenville, S. C. 29607 (Street) (City) (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.

0759

4328 RV-2