

MORTGAGE

THIS MORTGAGE is made this 15th day of March, 1977, between the Mortgagor, Robert L. Childress and Belva O. Childress (herein "Borrower"), and the Mortgagee, National Bank, a corporation organized and existing under the laws of United States, whose address is P. O. Box 10338, Charlotte, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1977 (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, 2007,

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 western side of a cul de sac known as Rabon Court in the City of Simpsonville, County of Greenville, State of South Carolina and known and designated as Lot No. 4 of a subdivision known as Powderhorn, Section I, plat of which is dated July 26, 1973 and most recently revised March 1, 1974 prepared by Piedmont Engineers and Architects and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4X at Page 95, said lot having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Rabon Court, at the joint front corner of Lots Nos. 3 and 4 and running thence along the joint line of said lots S. 35-00 W., 90.0 feet to an iron pin; thence along the rear line of Lot No. 4, N. 53-01 W., 113.7 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the joint line of said lots N. 68-34 E., 102.0 feet to a point on Rabon Court; thence along Rabon Court S. 33-31 E., 30.0 feet and S. 73-35 E., 30.0 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jeff R. Richardson, Jr. recorded in the R.M.C. Office for Greenville County on March 15, 1977 in Deed Book 1652 at Page 677.



which has the address of Rabon Court, Simpsonville, South Carolina 29681 (herein "Property Address");
[Street] [City]
[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.