

LEATHERWOOD, WALKER, TODD & MANN
GREENVILLE CO. S. C.

FILED
MAR 1 4 57 PM '77
MORTGAGE
SOUTH CAROLINA COUNTY CLERK
R.F.C.

BOOK 1391 PAGE 535

THIS MORTGAGE is made this 31st day of March 1977 between the Mortgagor, Paul M. Whitfield and Patricia J. Whitfield (herein "Borrower"), and the Mortgagee, National Bank South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 969, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred and 00/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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

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 in the County of Greenville, State of South Carolina on the eastern side of Dellwood Drive, being a portion of Lots 132 and 133 as the same appears on a plat of property of Central Development Corporation dated October 15, 1951 by Dalton and Neves, and recorded in Plat Book BB at Pages 21 and 23 and being shown on a plat entitled "Property of Paul M. Whitfield & Patricia J. Whitfield" by Piedmont Engineers, Architects & Planners, dated March 31, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dellwood Drive at the joint front corner of Lots 131 and 132 and running thence N. 48-04 E. 270.4 feet to an iron pin; thence S. 12-43 W. 392.78 feet to an iron pin in the common line of Lots 134 and 133; thence with the common line of said lots, N. 57-33 W. 138.51 feet to an iron pin on the eastern side of Dellwood Drive; thence with Dellwood Drive, N. 19-28 E. 71.2 feet to an iron pin and N. 19-37 W. 65 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Bob Jones University, Inc., said deed being dated May 21, 1976, and recorded in the R.M.C. Office for Greenville County in Deed Book 1037 at Page 161.

DOCUMENTARY STAMP TAX \$07.00

which has the address of Dellwood Drive, Greenville, South Carolina (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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