

GREENVILLE

MORTGAGE

AUG 19 4 39 PM '83

THIS MORTGAGE is made this 19th day of August 1983 between the Mortgagor, Terrell T. Leeke and Roseanne H. Leeke (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 2568, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-six Thousand and No/100 (\$136,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 20, 1983

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 tract of land, with improvements thereon, being shown on a plat of property of Dr. Terrell T. Leeke and Roseanne H. Leeke prepared by W. R. Williams, Jr., P.E., on September 17, 1980 and revised April 25, 1983, which plat is recorded in the R.M.C. Office, Greenville County, in Plat Book 9-R at Page 29, and which property has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Standing Springs Road at joint front corner of the within described property and property now or formerly of B. F. Thackston Estate and running thence along their common boundary N. 61-42 E., 1300.0 feet to an iron pin; thence turning and running S. 29-00 E., 450.0 feet to an iron pin; thence turning and running S. 51-53 W., 402.0 feet to an iron pin; thence turning and running N. 12-24 W., 504.8 feet to an iron pin; thence turning and running S. 61-42 W., 978.0 feet to a nail and cap in the center of Standing Springs Road; thence along center of Standing Springs Road N. 17-07 W., 20.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Bonaventure Partnership on April 26, 1982, in Deed Book 1165, page 872.

which has the address of Standing Springs Road Simpsonville S.C. 29662 (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 unincumbered, 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.