

FILED
GREENVILLE
AUG 23 1983

1983-08

MORTGAGE

THIS MORTGAGE is made this 23^d day of August, 1983, between the Mortgagor, William P. Bennett and Marie K. Bennett (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 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 1, 2008

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 in Greenville County, State of South Carolina, in Belmont Heights Subdivision, Greer, South Carolina, and being located on Taylors Road and fronting 115 feet thereon, and being shown and designated on a plat prepared for McElrath and Tucker by Gould and Associates, Surveyors, dated July 24, 1980, and recorded in Plat Book 8-C, page 95, RMC Office of Greenville County. Reference is hereby made to the aforesaid plat for a more complete and particular description.

This is the same property conveyed to William P. Bennett by deed of McElrath and Tucker, Inc., by deed recorded March 2, 1983, in Deed Book 1183, page 471, RMC Office of Greenville County. See also Corrective Deed from McElrath and Tucker, Inc., to William P. Bennett, dated August 22, 1983 and recorded herewith in the RMC Office of Greenville County. See also deed of one-half interest from William P. Bennett to Marie K. Bennett dated August 23, 1983 and recorded herewith in the RMC Office of Greenville County.

which has the address of Taylors Road Greer
(Street) (City)
S.C. 29651 (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 seized of the estate herein conveyed and has the right to mortgage, grant and convey the Property, that the Property is not encumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, but not including claims or demands for interests listed in a schedule of exceptions to coverage, to any title to the Property.

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