

MORTGAGE

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APR 12 4 12 PM '84

THIS MORTGAGE is made this 30th day of March 1984 between the Mortgagor, RONALD F. GREEN and VIRGINIA NORRIS GREEN (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, S.C. (herein "Lender").

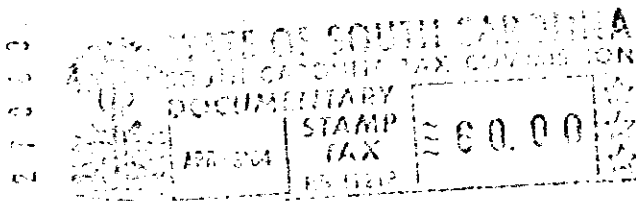
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 78 on plat entitled, "Collins Creek, Section Three", dated July 19, 1982, prepared by C. O. Riddle, RLS, in Plat Book 8-P, at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of the right-of-way of Babbs Hollow, at the joint front corner of Lots 77 and 78 and running thence along the joint line of lots N. 33-47 E. 250.0 feet to a point in the line of Lot 80; thence running along the joint line of said lots S, 48-02 E., 150.0 feet to a point at the joint rear corner of Lots 78 and 79; thence running along the joint line of said lots S. 33-54 W. 250.0 feet to a point on the Southern side of the right-of-way of Babbs Hollow; thence running along said right-of-way N. 48-00 W. 149.49 feet to a point at the joint front corner of Lots 77 and 78, the point and place of beginning.

This being the same property conveyed to the Mortgagors by deed of Collins Creek, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1175, at Page 280 on October 6, 1982.



which has the address of Lot 78, Collins Creek Greenville, S.C. 29607 (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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