

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 100 PAGE 501

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THIS MORTGAGE is made this 1st day of May 1984, between the Mortgagee, STEVEN L. SMITH and WANDA W. SMITH (herein "Borrower"), and the Mortgagee, NATIONAL BANK, a corporation organized and existing under the laws of South Carolina, whose address is 101 Greystone Boulevard, Columbia, South Carolina 29226 (herein "Lender").

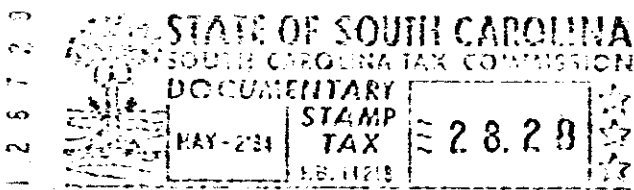
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Six Hundred Fifty and No/100 (\$70,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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, together with all improvements thereon, situate, lying and being on the Northeastern side of Holliday Drive (also known as Partridge Lane), in the County of Greenville, State of South Carolina, being shown and designated as 0.76 acre tract on plat entitled Property of Steven L. Smith and Wanda W. Smith, dated April 27, 1984, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 10-0, at Page 92, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Holliday Drive (also known as Partridge Lane), said iron pin being located 149.3 feet from the intersection of Holliday Drive and Circle Drive, and running thence with the Northeastern side of Holliday Drive, N. 69-42 W. 125 feet to an iron pin; thence turning and running, N. 24-59 W. 35.5 feet to an iron pin on the Eastern side of a proposed 50' road; thence with the Eastern side of said proposed 50' road, the following courses and distances: N. 19-45 E. 77 feet to an iron pin; thence N. 9-23 E. 85 feet to an iron pin in the line of property now or formerly of John H. Greer; thence with the line of property now or formerly of Greer, N. 89-39 E. 176 feet to an iron pin; thence S. 19-45 W. 247.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Bonitz Insulation Co., dated May 1, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1211, at Page 691, on May 1, 1984.



which has the address of Route 8, Partridge Lane, Greer, S. C. 29651 (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 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.

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