

SEP 11 12 16 PM '76 MORTGAGE

WYLLIE BANKERLEY
S.M.C.

THIS MORTGAGE is made this 9th day of September 1976 between the Mortgagor, S. MILBURN PRICE, JR. and BARBARA S. PRICE (herein "Borrower"), and the Mortgagee, THE SOUTH CAROLINA NATIONAL BANK a corporation organized and existing under the laws of the United States of America, whose address is Post Office Box 168, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand and No/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2006

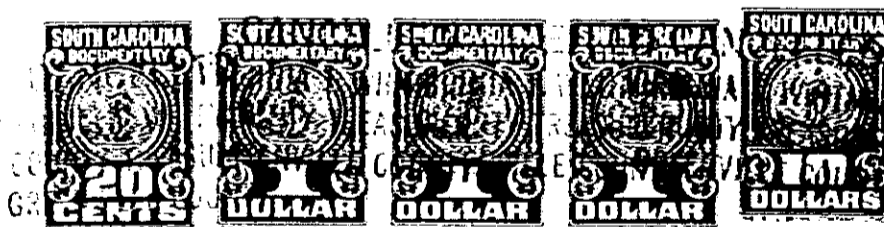
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the buildings and improvements thereon lying and being at the southeasterly corner of Kensington Road and Dundee Lane, near the City of Greenville, South Carolina, being designated as Lot No. 28 of Stratford Forest, as recorded in the RMC Office in Plat Book KK, page 89, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Kensington Road, joint front corner of Lots 28 and 31, and running thence along the common line of said Lots S. 12-40 E. 195 feet to an iron pin, common corner of Lots 28 and 29, 30 and 31; thence along common line of Lots Nos. 28 and 29 S. 78-18 W. 263 feet to an iron pin on the easterly side of Dundee Lane; thence along said Lane N. 7-20 W. 180 feet to an iron pin; thence along the corner of Dundee Lane and Kensington Road N. 43-10 E. 44.1 feet to an iron pin on the southerly side of Kensington Road; thence along said Road N. 81-04 E. 210 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of The Peoples National Bank of Greenville, South Carolina, as Agent for Furman University, dated September 19, 1968, and recorded in the RMC Office for Greenville County September 23, 1968, in Deed Book 852, page 624.

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which has the address of Route 3, Kensington Road, Greenville South Carolina 29609 (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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