

Mortgage Of Real Estate

FILED
GREENVILLE, S.C.
DONNIE S. FLETCHERSLEY
R.H.C.
AUG 15 05 AM '84

State of South Carolina }
County of Greenville }

This Mortgage is made this 17th day of August, 1984, between the Mortgagor, Deborah H. DeMint a resident organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is P. O. Drawer 969 Greenville, S.C. 29602 (herein "Lender").

Borrower is indebted to Lender in the principal sum of Four Hundred Eighty Thousand Five Hundred and No/100 (\$480,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July, 1999 (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 1999.

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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:

PARCEL A

All that certain piece, parcel or lot of land, located, lying and being in the City of Mauldin, County of Greenville, South Carolina, consisting of 0.959 acres, more or less, according to a plat prepared by Piedmont Engineers and Architects, dated February 26, 1975, containing 39,773 square feet as shown on a more recent survey thereof prepared by Freeland and Associates, dated August 1, 1984, and having, according to the last-mentioned survey, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the western edge of the right-of-way of Laurens Road (Highway 276), at the joint corner of the within lot and a tract belonging now or formerly to Minnie L. Whately, et al, and running thence along the joint line of said tracts, S. 63-41 W., 188.17 feet to a point; thence S. 63-45 W., 34.20 feet to a point; thence S. 63-42 W., 65.58 feet to a new iron pin in the line of a tract owned or occupied by Holly Farms Fried Chicken; thence N. 21-39 W., 139.67 feet to an old iron pin; thence N. 63-42 E., 261.08 feet to a new iron pin; thence N. 88-33 E., 16.66 feet to a new iron pin in the western edge of the right-of-way of Laurens Road (Highway 276); thence, along the said right-of-way, S. 27-17 E., 35.24 feet to a new iron pin; thence S. 22-11 E., 50.95 feet to a new iron pin and S. 23-10 E., 46.23 feet to a new iron pin at the joint front corner of the within lot and a tract belonging now or formerly to Minnie L. Whately, et al, the point and place of beginning.

TOGETHER WITH all the Grantors right, title and interest in and to a permanent easement and right-of-way over the following property:

All that certain piece, parcel or lot of land, located, lying and being in the City, County and State aforesaid, designated as "Permanent Right-of-Way and Easement", on plat prepared by Freeland & Associates, dated July 30, 1984, reference to which is made herein, and having, according to said plat, the following metes and bounds, to-wit:

(continued)

which has the address of West Butler Avenue Mauldin
(Street) (City)
South Carolina 29662 (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 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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