

REVISION NO. 22
COMPLIED WITH
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FILED
GREENVILLE CO. S. C.
FEB 23 1 56 PM
DONNIE S. TAYLOR
MORTGAGE

BOOK 1238 PAGE 71

THIS MORTGAGE is made this 26th day of February, 1973, between the Mortgagor, James R. Wilson, Jr. and Kathleen C. Wilson (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is South Carolina National Building, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seventy-Two Thousand and No/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 1983;

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 situate, lying and being in Ward 5 of the City of Greenville, State of South Carolina, on the north side of Pendleton Street, and having according to a plat prepared by C. H. Furman, Jr. Engineer, October 6, 1925, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Pendleton Street, which pin is 189 feet West from the northwest intersection of Pendleton and Markley Streets, and running thence along line of Wm. Hoesh property N.18-20 W. 278.5 feet to an iron pin on the south side of Rhett Street; thence along said Street N.70-30 E. 89 feet to an iron pin; thence S.18-20 E. 278.5 feet to an iron pin on the northern side of Pendleton Street; thence along said Pendleton Street S.70-30 W. 89 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, at the southwest corner of Rhett and Markley Streets and running thence along the southern side of Rhett Street S.70-30 W. 100 feet to an iron pin on corner of other property of J. Robert Martin; thence S.18-20 E. 128.6 feet to an iron pin; corner of church property; thence along the line of church property N.70-30 E. 100 feet to iron pin on the west side of Markley Street N.18-20 W. 128.6 feet to the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.