

RECORDED
20 S. C.
AUG 29 PM '79
AMERSLEY

MORTGAGE

1410 012

THIS MORTGAGE is made this 28th day of August 1979, between the Mortgagor, John J. Quin (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of the State of North Carolina, whose address is Post Office Box 34069, Charlotte, North Carolina 28234 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009;

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 the State of South Carolina, County of Greenville, City of Mauldin, and being known and designated as Lot No. 59 on a plat of Burdett Estates, recorded in the Greenville County RMC Office in Plat Book 4X at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly edge of the cul-de-sac of Barrett Drive at the joint front corner of Lots 58 and 59 and running thence along the curve of said cul-de-sac the chord of which is S. 87-14 E., 65 feet to the joint front corner of Lots 59 and 60; thence along a line of Lot 60 N. 31-29 E., 138.1 feet to a point; thence N. 83-35 W., 236.7 feet to a point; thence along a line of Lot 58 S. 34-52 E., 171 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Merrill Lynch Relocation Management, Inc., recorded in the Greenville County RMC Office in Deed Book 1110 at Page 330 on the 27th day of August, 1979.

STATE OF SOUTH CAROLINA
DOCUMENT RECORDATION COMMISSION
AUG 29 1979

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which has the address of 3 Barrett Court, Mauldin, South Carolina,
(Street) (City)
..... (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 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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