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GREENVILLE CO. S. C.

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# MORTGAGE

NO. 1547 806

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 24th day of July, 1981, between the Mortgagor, KENNETH H. STURM AND KAREN STURM (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

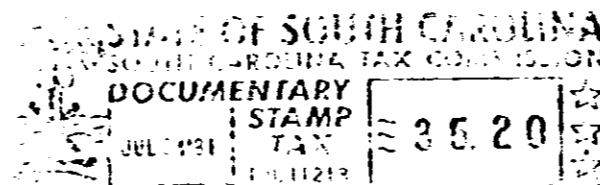
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-eight Thousand and No/100 (\$88,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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 piece, parcel or lot of land situate, lying and being on the Western side of Pebble Creek Way in the County of Greenville, State of South Carolina, being known and designated as Lot No. 46, as shown on a plat of Pebblecreek, Phase IV, Section II, dated July 18, 1979, prepared by Freeland & Associates, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 47, and having, according to said plat and a more recent plat entitled "Property of Kenneth H. Sturm and Karen Sturm", dated July 9, 1981, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Pebble Creek Way at the joint front corner of Lots Nos. 45 and 46, and running thence with the line of Lot No. 45 S. 74-20 W. 130 feet to an iron pin; thence with the rear line of Lot No. 60 N. 18-30 W. 82.05 feet to an iron pin at the joint rear corner of Lots Nos. 46 and 47; thence with the line of Lot No. 47 N. 66-37 E. 130.07 feet to an iron pin on the Western side of Pebble Creek Way; thence with the Western side of Pebble Creek Way S. 18-39 E. 99.52 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Furman Cooper Builders, Inc., dated July 24, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1152 at page 339, on July 24, 1981.



which has the address of 20 Pebble Creek Way, Taylors, South Carolina 29687 (herein "Property Address");  
(Street) (City) (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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