

OFFICE OF THE REGISTER OF DEEDS
OCT 18 AM '81
DONNA TAINERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of September 19.81., between the Mortgagor, Don Pecic and Alexandra P. Pecic (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225 Columbia, South Carolina 29202. (herein "Lender").

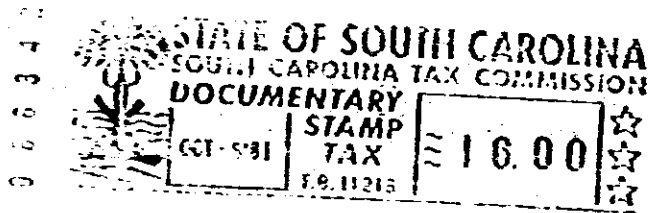
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1996;

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 with the buildings and improvements thereon situate, lying and being on the Southeasterly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 489 on plat entitled "Map 2, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Shady Creek Court, said pin being the joint front corner of Lots 489 and 490, and running thence with the Southeasterly side of Shady Creek Court, S. 34-12-18 W. 22.31 feet to an iron pin; thence continuing with said Court, S. 36-16-08 W. 70.73 feet to an iron pin, the joint front corner of Lots 488 and 489; thence with the common line of said lots, S. 53-43-52 E. 162.10 feet to an iron pin, the joint rear corner of Lots 488 and 489; thence N. 33-25-28 E. 109.95 feet to an iron pin, the joint rear corner of Lots 489 and 490; thence with the common line of said lots, N. 59-49-08 W. 158.34 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. dated March 9, 1981, and recorded in the Office of the RMC for Greenville County in Deed Book 1143 at Page 879.



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which has the address of 109. Shady Creek Court, Greer, S.C. 29651 (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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