

REC'D  
APR 29 1982  
WASLEY

# MORTGAGE

BOOK 1559 PAGE 387

THIS MORTGAGE is made this 29th day of April 1982, between the Mortgagor, ROBERT HERDMAN AND JOAN T. HERDMAN (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 2568, Greenville, South Carolina 29602 (herein "Lender").

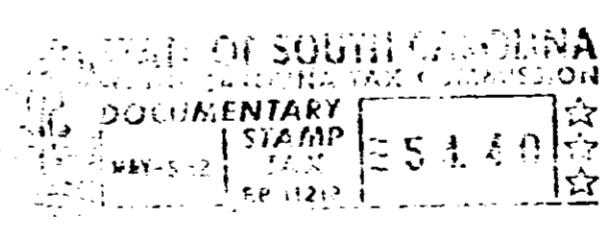
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012

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 on the Northern side of Queen Ann Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 27 as shown on a plat of Section No. 1, Foxcroft, dated September 15, 1969, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at page 2, and having, according to said plat and a more recent plat entitled "Property of Robert Herdman and Joan T. Herdman", dated April 26, 1982, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Queen Ann Road at the joint front corner of Lots Nos. 26 and 27, and running thence with the line of Lot No. 26 N. 3-49 W. 165 feet to an iron pin in the rear line of Lot No. 18; thence with the rear line of Lots Nos. 18 and 17, N. 86-11 E. 128 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the line of Lot No. 28 S. 3-49 E. 165 feet to an iron pin on the Northern side of Queen Ann Road; thence with the Northern side of Queen Ann Road S. 86-11 W. 128 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Sandra E. Reynolds, dated September 1, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1154 at page 464 on September 1, 1981.



which has the address of 17 Queen Ann Road, Greenville, South Carolina 29615 (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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