

1571-888

STATE OF SOUTH CAROLINA

S. C.

COUNTY OF Greenville

PH '82

MORTGAGE

EASLEY

THIS MORTGAGE is made this 4th day of June

1982, between the Mortgagor Stepehn G. Moses

(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand six hundred forty six and 87/100's Dollars, which indebtedness is evidenced by Borrower's Note dated June 4, 1982 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on as per note of even date herewith

This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

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 17 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 tract of land in Greenville County, S.C., near the Marked Beech Rd, known and designated as Tract E on a plat of the property of Samuel T. Moses, made by Webb Surveying and Mapping Co., November 1978, recorded in Plat Book 8T at page 74 in the RMC Office for Greenville County, and having, according to said plat, followed metes and bounds: Beginning at an iron pin in the water line right-of-way and running thence within the water line right-of-way N. 51-09 W. 516.97 ft. to a pin in the center of the Duke Power Co. right-of-way; thence continuing within the water line right-of-way N. 50-06 W. 107.5 ft. to pin at the Northern edge of the power line right-of-way; thence along the Northern edge of the power line right-of-way S. 70-09 E. 346.18 ft. to a pin; thence S. 51-47 E. 711.14 ft to an iron pin; thence N. 56-54 E. 300.62 ft. to the beginning corner; and containing 4.438 acres, more or less.

This property is subject to the rights-of-way of the power line and the water line, and to the right-of-way of a certain road mentioned in the deed recorded in Deed Book 1156, page 90 in said RMC Office.

This is the same property conveyed to Margaret M. Barker by Samuel T. Moses by deed dated September 29, 1981 and recorded October 1, 1981 in said RMC Office in Deed Book 1156, page 90.

which has the address of ~~142~~ 142 Marietta, S.C. (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, except as herein noted, 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, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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