

State of South Carolina)
County of GREENVILLE)

SECOND Mortgage

FILED GREENVILLE S.C.

JUL 29 4 45 PM '83

Words Used In This Document

- (A) Mortgage—This document, which is dated JULY 28, 1983, will be called the "Mortgage".
- (B) Mortgagor—Glenn N. & Karen E. Ronning will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P.O. Box 969, Greenville, South Carolina

- (D) Note—The note, note agreement, or loan agreement signed by Glenn N. & Karen E. Ronning and dated July 28, 1983 will be called the "Note". The Note shows that I have promised to pay Lender

_____ Dollars plus finance charges or interest at the rate of _____% per year

\$20,010.84 Dollars plus a finance charge of \$22,401.56 Dollars

which I have promised to pay in full after 120 payments

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the westerly side of Pigeon Point Road in the county of Greenville, State of South Carolina, being shown as Lot no. 78 on a plat of Forrester Woods, Sec. 7, prepared by R. B. Bruce, dated Feb. 12, 1975, revised May, 1978, the original plat having been recorded in plat book 5P at page 21 in the RMC Office for Greenville County and also being shown on a more recent plat of the property of Glenn N. Ronning and Karen E. Ronning, dated June 15, 1978, prepared by Freeland and Associates, recorded in plat book 6R at page 22 in the RMC Office for Greenville County and having, according to said latter plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the westerly side of Pigeon Point Road at the joint front corner of lot 77 and lot 78 and running thence with lot 77, N. 72-31 W., 190.7 feet to an iron pin at the joint rear corner of lots 77, 78, 91 and 92; thence with lot 91, N. 17-48 E., 115 feet to an iron pin at the joint rear corner of lots 78, 79, 90 and 91; thence with lot 79, S. 72-28 E., 184.1 feet to an iron pin on Pigeon Point Road; thence with said road, S. 14-31 W., 115 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Danco, Inc. as recorded in deed book 1081 at page 987 on June 27, 1978 in the RMC Office for Greenville County.

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage

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RECORDED IN DEED BOOK 1081 PAGE 987 JUNE 27 1978

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