

State of South Carolina )

County of GREENVILLE )

Mortgage

BOOK 1523 PAGE 184

FILED GREENVILLE S.C. AUG 29 4 36 PM '83

Words Used In This Document

- (A) Mortgage—This document, which is dated AUGUST 29 1983 will be called the "Mortgage".
- (B) Mortgagor—Joe D. Pearson and Doris Evelyn Pearson 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. Drawer 969, Greenville, S.C. 29602
- (D) Note—The note, note agreement, or loan agreement signed by Joe D. Pearson and Doris E. Pearson and dated August 22, 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

\$13,505.44 Dollars plus a finance charge of \$11,237.36 Dollars

which I have promised to pay in full by October 5, 1993

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 piece, parcel or lot of land located in Greenville County, South Carolina, situate, lying and being on the north side of Fairfax Road and shown as Lot 30 on a plat entitled Property of William R. Timmons, Jr., recorded in Plat Book XX at page 9 and having, according to a more recent plat by C. C. Jones, Engineer, dated July 11, 1962, the following metes and bounds to-wit:

Beginning at a point on the eastern side of Avon Street and running thence S. 89-33 E. 137.9 feet; thence S. 21-37 E. 118.1 feet to a point on the northern edge of Fairfax Road; thence along said road, S. 68-23 W. 120 feet; thence along the curve of the intersection of Fairfax and Avon, the chord of which is N. 66-37 W. 28.3 feet; thence along Avon, N. 21-37 W. 87.5 feet; thence along the curve of Avon Street, the chord of which is N. 10-35 W. 63.5 feet to the beginning point.

This being the same property conveyed to the Mortgagor, Joe D. Pearson, by deed of Homer M. Cox, Jr., dated October 7, 1963, and recorded in the R.M.C. Office for Greenville County on October 8, 1963, in Deed Book 733 at page 270.

STATE OF SOUTH CAROLINA  
PROPERTY TAX COMMISSION  
DOCUMENTARY  
AUG 29 1983  
STAMP TAX \$05.44

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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