

✓ State of South Carolina SEP 1 10 45 AM '83 Mortgage

1523 303

County of \_\_\_\_\_ R.M.C.

Words Used In This Document

(A) Mortgage—This document, which is dated \_\_\_\_\_, 19\_\_\_\_, will be called the "Mortgage". Larry M. Mull, Individually and as Natural Guardian for Scott Jefferson Mull and

(B) Mortgagor—Kelley Elaine Mull, Minors 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, South Carolina 29602

(D) Note—The note, note agreement, or loan agreement signed by \_\_\_\_\_ and dated \_\_\_\_\_, 19\_\_\_\_, will be called the "Note". The Note shows that I have promised to pay Lender

\$14,500.00 Dollars plus finance charges or interest at the rate of 13.5% per year  
 \_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars

which I have promised to pay in full by \_\_\_\_\_

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 certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the northeastern side of Pleasantdale Circle and being known and designated as Lot No. 33 on plat of PLEASANTDALE, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 19, reference being made to said plat for a complete metes and bounds description.

This property is subject to any restrictive covenants, building setback lines, easements and rights of way affecting the above described property.

This is the property conveyed to Larry M. Mull and Patricia A. Mull by deed of Edgar Alan Walters, et al, recorded on October 31, 1975, in Deed Book 1026 at page 646, in the R.M.C. Office for Greenville County. The said Patricia A. Mull (same as Agnes Patricia Mull) died intestate as a resident of Greenville County on March 16, 1982, leaving as her sole heirs at law her husband, Larry M. Mull, and her two (2) minor children, Scott Jefferson Mull and Kelley Elaine Mull, as will appear according to Apartment 1701, File 17 in the Office of the Probate Court for Greenville County. This mortgage is executed by Larry M. Mull, Individually and Larry M. Mull as Natural Guardian for Scott Jefferson Mull and Kelley Elaine Mull, pursuant to Order of the Honorable W. Daniel Yarborough, Jr. dated August 12, 1983, and Amended Order dated August 31, 1983, and filed in Judgement Roll \_\_\_\_\_ in the Office of the Clerk of Court 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.

