

GREENVILLE

1627-852

SEP 27 1983

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1983 between the Mortgagor, Bill A. Mullican, Jr. and Ann P. Mullican (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 2568, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 28, 1984

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern side of Boxwood Lane and on the southern and southwestern side of Hemlock Drive in the City of Greenville, Greenville County, South Carolina being shown and designated as lot no. 22 and the northerly portion of lot no. 21 as shown on a plat of Boxwood Manor made by Dalton & Neves dated October, 1952, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BB at Page 85 and having according to a more recent plat thereof prepared by Dalton and Neves Engineers dated January 30, 1973 entitled Division of Lot 21 Boxwood Manor recorded in Plat Book 4-X at Page 8 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Boxwood Lane in the front line of lot no. 21, said iron pin being located N. 29-08 E. 80 feet from the joint front corner of lots nos. 20 and 21, and running thence along a line through lot 21, N. 60-53 E. 205.7 feet to an iron pin on the southeastern side of Hemlock Drive; thence along the southeastern side of Hemlock Drive, N. 26-50 W. 20.1 feet to an iron pin being the original joint corner of lots nos. 22 and 21; thence continuing along the southeastern side of Hemlock Drive, N. 33-58 W. 101.1 feet to an iron pin; thence with the curve of the southern side of Hemlock Drive, the chord of which is N. 81-11 W. 72.6 feet to an iron pin; thence with the southern side of Hemlock Drive, S. 58-57 W. 100.4 feet to an iron pin; thence with the curve of the intersection of Hemlock Drive and Boxwood Lane, the chord of which is S. 14-55 W. 57.5 feet to an iron pin on the northeastern side of Boxwood Lane, thence along the northeastern side of Boxwood Lane, S. 29-08 W. 120 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Marjorie G. Buck to be recorded herewith

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TAX
\$56.00

which has the address of 28. Boxwood Lane, Greenville,
[Street] [City]

S. C. (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 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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