

County of Greenville

Words Used In This Document

(A) Mortgage—This document, which is dated September 26, 1983, will be called the "Mortgage".

(B) Mortgagor—Charles H. Rolfe and John Petrich 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, S. C. 29602

(D) Note—The note, note agreement, or loan agreement signed by Charles H. Rolfe and John Petrich and dated Sept. 26, 1983, will be called the "Note". The Note shows that I have promised to pay Lender

\$2505.04 Dollars plus finance charges or interest at the rate of 8.00 % 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:

Beginning at an iron pin on the South side of David Street, in the City of Greenville, at Gaudy's Corner, and running thence with Gaudy's line S. 57 W., 172 feet to an iron pin on Fonville's line; thence with Fonville's line N. 29 W. 69 feet and 4 inches to an iron pin; thence N. 57 E. 176 feet to an iron pin on David Street thence with David Street S. 25-1/3 E., 71 feet to the beginning corner.

This is the same property conveyed to Ressie V. Pettus by deed of The Peoples National Bank of Greenville South Carolina recorded in the R.M.C. Office for Greenville County in Deed Book 185, page 254 on August 19, 1936. Ressie V. Pettus died testate in Greenville County on February 22, 1943 as reflected in the Probate Court in Apartment 460, File 19. Under the terms of her Will, she left the above property to her daughter, Grace P. Bettis for her lifetime and then to the Grantor and others as remaindermen. One additional life tenant, Thomas A. Bettis, Sr. died testate in Greenville County on August 24, 1981 as reflected in the Probate Court in Apartment 1672, File 6.

This conveyance is subject to all easements, restrictions and rights of way, if any, appearing of record.

The title to real estate was transferred from Grace P. Bettis to Charles H. Rolfe and John J. Petrich on the 12th day of August, 1982 at 10:11 A. M., recorded in book 1172 of Deeds, page 37, Register of Mesne Conveyance, Greenville County, S. C.

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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