

State of South Carolina)

Mortgage

County of GREENVILLE)

FILED

Words Used In This Document GREENVILLE CO. S.C.

28894 DM apt
Vernon D Moon
226-9-5

- (A) Mortgage—This document, which is dated March 6, 1984, will be called the "Mortgage".
- (B) Mortgagor—VERNON D. MOON AND CLARA JEAN MOON 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, SC 29602

- (D) Note—The note, note agreement, or loan agreement signed by Vernon D. Moon and Clara Jean Moon and dated March 6, 1984 will be called the "Note". The Note shows that I have promised to pay Lender

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

9,200.00 Dollars plus a finance charge of 4,276.22 CDM Dollars

which I have promised to pay in full by March 15, 1989

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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Crestone Drive (formerly King Street), and being known and designated as one-half of Lot 20 and all of Lot 19 according to a plat entitled "Westview Heights" prepared by Dalton & Neves, dated July, 1925, and recorded in the Greenville County R.M.C. Office in Plat Book G at page 33, with said lot having the following metes and bounds, according to survey prepared by Carolina Surveying Company dated March 21, 1979, to-wit:

BEGINNING at a point on the southwestern side of Crestone Drive at the joint front corner of Lot 19 and the intersection of Crestone Drive and Valley Street, and running along the joint line of Lot 19 and Valley Street, S. 43-30 W. 150.00 feet to a point; thence N. 46-34 W. 75.0 feet to a point on the joint rear line of Lots 20 and 56; thence a new line through the center of Lot 20, N. 43-30 E. 150.00 feet to a point on the southwestern side of Crestone Drive; thence running along the southwestern side of said drive, S. 46-34 E. 75.0 feet to the point of beginning.

This is the same property conveyed to mortgagors herein by deed of George C. Callaham recorded March 27, 1979, in Deed Book 1099 at page 322 in the R.M.C. 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.

25335
STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
MAR 8 1984
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4328-RV-23