

FILED
GREENVILLE, S.C.
SEP 18 4 44 PM '84
DONNIE S. FARRERLEY
R.M.C.

Mortgage Of Real Estate

State of South Carolina }
County of GREENVILLE }

This Mortgage is made this 18th day of September, 19 84, between the Mortgagor, Raymond M. Parent, Jr. and Anne W. Parent a _____ organized and existing under and by virtue of the laws of the State of _____ (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is P. O. Box 969 Greenville, SC 29602 (herein "Lender").

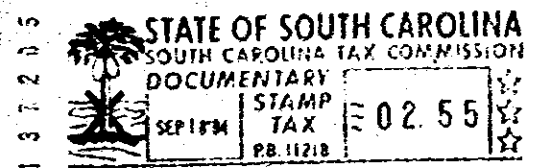
Borrower is indebted to Lender in the principal sum of Eight Thousand Five Hundred and No/100 (\$8,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____ (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 20, 1989.

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 certain piece, parcel, or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot. No. 3, plat of property of J. C. Keys according to a plat of said property recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, at Page 47, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of West Croft Street, joint front corner with Lot No. 2, and running thence with the common line with said Lot, S. 1-05 W. 165.0 feet to an iron pin in the line with Lot No. 1; thence running with the common line with said Lot, N. 86-06 W. 50.0 feet to an iron pin; thence, N. 1-05 E. 165.0 feet to an iron pin on the edge of West Croft Street; thence running with the edge of said Street, S. 86-06 E. 50.0 feet to an iron pin on the edge of said Street, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina, on June 20, 1983, in Deed Book 1190, at Page 767.



which has the address of 401 Croft Street Greenville
(Street) (City)
South Carolina 29609 (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 seized 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