

State of South Carolina)
County of GREENVILLE)

Mortgage

MORTGAGEE'S ADDRESS:
P.O. Box 969
Greenville, S. C. 29602

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Words Used In This Document

- (A) Mortgage—This document, which is dated October 19 1984, will be called the "Mortgage".
- (B) Mortgagor—REBECCA B. STROUP 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 Post Office Box 969, Greenville, South Carolina 29602
- (D) Note—The note, note agreement, or loan agreement signed by D. RICHARD STROUP AND REBECCA B. STROUP and dated October 19 1984, will be called the "Note". The Note shows that I have promised to pay Lender
- \$35,000.00 Dollars plus finance charges or interest at the rate of 14.75 % per year
- _____ Dollars plus a finance charge of _____ Dollars
- which I have promised to pay in full by November 15, 1994
- 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 the State of South Carolina, County of Greenville, and in Greenville Township, on the west side of Chapman Street, and being known and designated as all of Lot No. 29 and the northern one-half of Lot No. 26, of Section A, of a subdivision known as Woodland, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "J", at Pages 70 and 71, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the front line of Lot No. 28, of Section A, which point is 25.75 feet north of the joint corner of Lots Nos. 27 and 28, and running thence on a line through the center of said Lot No. 28, N. 66-30 W. 184 feet, more or less, to an iron pin in the center of the rear line of Lot No. 28; thence N. 27-37 E. 56 feet to an iron pin at the rear corner of Lot No. 30; thence along the line of said Lot No. 30, S. 71-30 E. 144 feet to the corner of said lot on the west side of Chapman Street; thence along the west side of said Chapman street, S. 10-17 E. 77.75 feet to the beginning corner.

Derivation: Deed Book 1224, Page 576 - C. L. Johnson 10/19/84

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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