

State of South Carolina)

Mortgage

County of GREENVILLE) FILED

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

(A) Mortgage—This document, which is dated November 23, 1984, will be called the "Mortgage".

(B) Mortgagor—MARJORIE ALLEN TANKERSLEY 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 Marjorie Allen and dated November 23, 1984 will be called the "Note". The Note shows that I have promised to pay Lender

\$7,500.00 Dollars plus finance charges or interest at the rate of 15.50 % 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:

5' ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, west of and near road leading from the Dunham Bridge Road to the Anderson Road, adjoining the Welcome School property, and, according to a plat and survey made by J. C. Hill, L.S., September 2, 1952, having the following metes and bounds, to-wit:

BEGINNING at a point, iron pin, on southwestern side of a private drive, in line of Welcome School property, which point is 67 feet southwesterly from the said County Road, and running thence S. 2-50 E. 70 feet along southwestern side of said private drive to point, iron pin, in line of Ashmore property; thence along the line of Ashmore's said other property, S. 71-50 W. 121.9 feet to point, iron pin, joint corner with property conveyed to Alice Ashmore; thence N. 3 W. 50 feet along line of last mentioned property to point, iron pin, joint corner with said school property; thence N. 63-30 E. 130 feet along the line of said last mentioned property to the point of beginning on said private drive.

This is the same property conveyed to the mortgagor and Austin Allen, Jr. by deed of Malvin Ashmore, et al, recorded on October 15, 1952, in Deed Book 465 at page 29 in the R.M.C. Office for Greenville County. Reference is made to a deed from Austin Allen, Jr. to the

The Property also includes the following:

(Continued inside)

- (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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2-13-84