

OCT 6 3 00 PM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of October, 1976, between the Mortgagor, Lamar O. Wiggins and Ruth Wiggins (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 969, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100ths (20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979, providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1979. Remaining principal balance due at the end of thirty-six months (36).

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 21 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 53 on plat of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at pages 91 and 92. Reference to said plat is hereby craved for a metes and bounds description thereof.

This is the identical property conveyed to the mortgagors herein by deed of Carolina Land Co., Inc., dated April 5, 1976, recorded in the RMC Office for Greenville County in Deed Book 1041 at page 83.



which has the address of 108 Gail Drive, Mauldin, South Carolina (Street) (City)
29662 (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 seised 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.

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