

APR 4 2 18 PM '77

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1393 PAGE 689

# MORTGAGE

THIS MORTGAGE is made this 4th day of April, 1977, between the Mortgagor, Alan J. Southard and Maria W. Southard (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Nine Hundred and No/100 (\$39,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated 4 April 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007

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 certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Dawnwood Drive, being shown and designated as Lot No. 188, on plat of Coach Hills, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Pages 85 and 86.

The within is the identical property heretofore conveyed to the mortgagors by deed of Bankers Trust of South Carolina, dated 4 April 1977, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: c/o Aiken-Speir, Inc., P. O. Box 391, Florence, South Carolina 29501.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX COMMISSION  
STAMP TAX \$ 15.96  
PS-11212

which has the address of Dawnwood Drive, Greenville, South Carolina (herein "Property Address");  
[Street] [City]  
[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.

0.6180

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