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## **MORTGAGE**

THIS MORTGAGE is made this.

19 81 between the Mortgagor, Garry L. Hougland and Janice L. Hougland

(herein "Borrower"), and the Mortgagee, First National

Bank of South Carolina

under the laws of South Carolina

225, Columbia, South Carolina 29202

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100th (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated. August 10, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2011 \*note of Garry L. Hougland

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

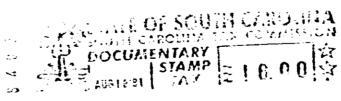
State of South Carolina:

ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate on the Northerly side of Newgate Drive, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 95 on a plat of Section III, Bellingham, recorded in Plat Book 4X at page 89 in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Newgate Drive, joint front corner of Lots 94 and 95, and running thence along the common line of said lots N. 6-00 W. 160.67 feet to an iron pin; thence N. 60-57 E. 63.8 feet to an iron pin; thence S. 36-55 E. 135 feet to an iron pin, joint rear corner of Lots 95 and 96; thence along the common line of said lots S. 44-05 W. 97.4 feet to an iron pin on the Northerly side of Newgate Drive; thence along said drive on a curve the chord of which is S. 76-32 W. 48 feet to an iron pin; thence continuing along said drive S. 71-44 W. 6.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Garry L. Hougland and Janice L. Hougland by deed of William J. Martin, Sr. recorded simultaneously herewith.

This property is subject to those certain restrictions of record recorded in Deed Book 1010 at page 707, and also to a sewer easement, 10' drainage easement, and other easements and rights-of-way affecting said property that will be shown by reference to the public records of Greenville County or by an inspection of the premises.



South .Carolina. .29681. . (herein "Property Address");
[State and Zip Code]

3060180

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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

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