

REGULATION NO. 22  
COMPLIED WITH

FILED  
GREENVILLE CO. S. C.  
FEB 26 1 56 PM  
DONNIE S. TANKERSLEY  
MORTGAGE

BOOK 1238 PAGE 67

THIS MORTGAGE is made this 26th day of February, 1973,  
between the Mortgagor, James R. Wilson, Jr. and Kathleen C. Wilson

and the Mortgagee, South Carolina National Bank (herein "Borrower"),  
organized and existing under the laws of South Carolina, whose address  
is South Carolina National Building, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seventy-  
Two Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1983.

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 2) 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 City of  
Greenville, County of Greenville, and State of South Carolina, on the north side  
of Grove Road, and being known and designated as the greater portion of Lot No.  
14, Block M, on plat of property of O. P. Mills, recorded in the REC Office of  
Greenville County, South Carolina, in Plat Book "C" at Pages 175 and 176, and  
having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Grove Road at the joint front corner  
of Lots 13 and 14, Block M aforesaid, and running thence along the joint line of  
said lots N. 48-22 W. 147 feet to an iron pin; thence in a westerly direction  
58 feet, more or less, to an iron pin at the eastern edge of a driveway; thence  
along the eastern side of said driveway S. 48-22 E. 125 feet to an iron pin on the  
northern side of Grove Road; thence along the northern side of said road N. 45-27 E.  
58 feet to the point of beginning.

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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.