

Mortgagee's Address: South Carolina National Bank, P. O. Box 969,
Greenville, S.C. 29602
MORTGAGE OF REAL ESTATE--Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S.C. 1428 614

FILED
GREENVILLE CO. S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE - 12 2 05 PM
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Daniel Ballesteros-Benitez and Francoise Ballesteros-Benitez
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty Eight Thousand Five Hundred and No/100-----DOLLARS (\$ 48,500.00) with interest thereon from date at the rate of 8 3/4 per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$398.74, with the first of such monthly installments due on May 12, 1978, and the final installment on April 12, 2003.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

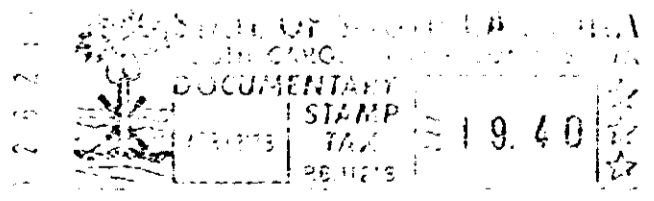
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

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. 115 of a subdivision known as Coach Hills, according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 4-X at page 94 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Coach Hills Drive, joint front corner of Lots Nos. 114 and 115 and running thence with the joint line of said lots S. 47-49 W. 195.55 feet to an iron pin at the joint rear corner of Lots 114 and 115, thence with the rear line of Lot 115, S. 33-44 E. 61.03 feet to an iron pin at the joint rear corner of Lots 115 and 116; thence with the joint line of said lots, N. 63-54 E. 219.78 feet to an iron pin on the southeastern side of Coach Hills Drive, joint front corner of Lots 115 and 116 and thence with the southeastern side of Coach Hills Drive, following the curvature thereof, the chords of which are: N. 29-12 W. 45.52 feet to an iron pin; N. 47-05 W. 40.90 feet to an iron pin; and N. 62-31 W. 38.52 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Miller F. Talley and Edna L. Talley, dated April 12, 1978 and recorded April 12, 1978 in the Office of the RMC for Greenville County, South Carolina in Deed Book 1076 at Page 964.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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