

P.O.Box 34069
Charlotte, NC 28234

FILED
GREENVILLE CO. S. C.

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BOOK 1492 PAGE 732

DONN S. TANNERS R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 7th day of January, 1980, between the Mortgagor, JAMES D. HITTLE (herein "Borrower"), and the Mortgagee, NCNB MORTGAGE CORPORATION, a corporation organized and existing under the laws of the state of North Carolina, whose address is P.O. Box 34069 Charlotte, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand, Five Hundred and No/100 (\$70,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 20 on plat of Sugar Creek Subdivision, which plat was prepared by Richard D. Wooten, Jr., RLS, dated January 4, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 77 at Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sugarcane Court, joint front corner of Lots 19 and 20, and running thence along the common line of said Lots, N. 57-39-16 W. 125.0 feet to an iron pin; thence turning and running along the rear line of Lots 20, N. 32-20-44 E. 256.54 feet to an iron pin; thence turning and running S. 37-18-12 E. 36.49 feet to an iron pin; thence turning and running along the joint line of Lots 20 and 21, S. 02-20-44 W. 231.58 feet to an iron pin on Sugarcane Court; thence turning and running along Sugarcane Court, S. 62-20-44 W. 50.0 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Cothran & Darby Builders, Inc., of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 20.20
111331

GCTO

JA 8 80 1221

which has the address of 117 Sugar Cane Court, Greer, South Carolina 29651 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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