

FILED
MAR 13 4 38 PM '80
GREENVILLE, S.C.

MORTGAGE

200: 1497 PAGE 874

THIS MORTGAGE is made by 13th day of March 19. 80, between the Mortgagor, Martin Timothy Brashier (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is PO Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of fifty four thousand and 00/100 (\$54,000.00) Dollars which indebtedness is evidenced by Borrower's note dated March 13, 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 April 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 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. 237 of a subdivision known as Canebrake II, Sheet 2 according to plat thereof prepared by Arbor Engineering, Inc. dated June, 1979 being recorded in the RMC Office for Greenville County in Plat Book 7-C at page 41 and having, according to said plat, such metes and bounds as appear thereon.

This is the same property conveyed to the mortgagor by deed of Double C Corp. dated March 13, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1122 at page 78.

The mortgagee's address is: PO Box 168, Columbia, SC 29202

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of Lot 237, Hancock Lane, Greenville, South Carolina (herein "Property Address");

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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