

FILED  
SOUTH CAROLINA

BOOK 1528 PAGE 854

DEC 2 42 PM '80

# MORTGAGE

DOXN... WAKERSLEY  
H.C.

THIS MORTGAGE is made this... 5th... day of... December...  
19... 80, between the Mortgagor, A. & D. Investment Properties, Inc.,  
... (herein "Borrower"), and the Mortgagee,  
... South Carolina National Bank... a corporation organized and existing  
under the laws of... South Carolina... whose address is... P. O. Box 969...  
Greenville, S. C. 29602... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of... Twenty-five thousand five-hundred  
and no/100ths... Dollars, which indebtedness is evidenced by Borrower's note  
dated... (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on December 5, 1981...  
...; according to the terms of note of even date herewith.

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 and tracts of land situate in Greenville County on the Northern side  
of Buncombe Road and being known as Lots 5, 6, 7, 8, 9, 10, 11, 12, and 14, 15, and 16 on a  
plat of Franklin Park Property of D. Frank Williams by W. J. Riddle, Surveyor, dated December  
1943. Said plat being recorded in Plat Book M-89 RMC Office for Greenville County and  
reference being made to said plat for metes and bounds thereof.

### THIS IS A SECOND MORTGAGE

*This being the identical property conveyed to the Mortgagor  
by deed of Nelson Williams et al recorded in Deeds  
Book 1118 at page 759, on January 10, 1970*

STATE OF SOUTH CAROLINA  
RECORDS & DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
\$10.00

SCTO  
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829

which has the address of... 3206 Old Buncomb Road... Greenville...  
[Street] [City]  
S. C. 29609... (herein "Property Address");  
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments 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 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 declarations, easements or restrictions  
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

4.0001

0.854

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