

Mortgagee's address:
15 South Main Street
Greenville, S. C. 29601

GREENVILLE, S. C.
FEB 10 4 13 PM '81
DONNIE S. MORTGAGE
R.M.C. WERSLEY

BOOK 1532 PAGE 181

THIS MORTGAGE is made this 6th day of February, 1981, between the Mortgagor, Cathy S. Wilson (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of The United States, whose address is 15 South Main Street, Greenville, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1981 (herein "Note"), providing for ~~monthly payments of principal and interest~~ payment in full of the indebtedness, if not sooner paid, due and payable on May 4, 1981; AND WHEREAS, Borrower may become indebted to lender for further advances with an aggregate loan amount not to exceed \$40,000.00, as set forth on page 5 hereof;**

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, State of South Carolina, being known and designated as Lot No. 322 as shown on a plat prepared by R. K. Campbell, dated December, 1961, entitled "Section B, Map of Gower Estates", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at Pages 36 and 37, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Hialeah Road at the joint front corner of Lots Nos. 321 and 322 and running thence with the line of Lot No. 321, N. 87-25 W. 175 feet to an iron pin; thence with the rear line of Lot No. 315, N. 2-35 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 322 and 323; thence with the line of Lot No. 323, S. 87-25 E. 175 feet to an iron pin on the Western side of Hialeah Road; thence with the Western side of Hialeah Road, S. 2-35 W. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Charles E. McDonald, Jr. and Patricia J. McDonald dated June 18, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1104, at Page 979, on June 18, 1979.

**Bank has no obligation for future advances; however, management is set to accommodate customer if so chooses.

which has the address of 116 Hialeah Road, Greenville, South Carolina 29615 (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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