

GREENVILLE CO. S. C.
AUG 7 1 55 PM '81
DONNIE S. TANKERSLEY
R.M.C.

1519 351

MORTGAGE

THIS MORTGAGE is made this 7th day of August 1981, between the Mortgagor, Augustus R. Rees and Joan V. Rees (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, S. C. 29202 (herein "Lender").

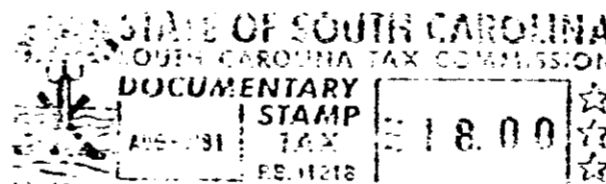
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2011

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 on the southern side of Harness Trail, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 133 on a plat entitled "Heritage Lakes", recorded in the RMC Office for Greenville County in Plat Book 6H, at page 19, and having according to said plat, and a more recent plat entitled "Property of Augustus R. Rees and Joan V. Rees", prepared by Freeland & Associates, dated July 17, 1981, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Harness Trail, at the joint front corner of Lots Nos. 133 and 134, and running thence with the line of Lot No. 134 S. 01-55-41 E. 195.18 feet to an iron pin in the line of Lot No. 129; thence with the line of Lots Nos. 129 and 130 N. 77-19-12 W. 139.51 feet to an iron pin in the line of Lot No. 132; thence with the line of Lot No. 132 N. 01-55-41 W. 160 feet to an iron pin on the southern side of Harness Trail; thence with the southern side of Harness Trail N. 88-04-19 E. 135 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Design Builders of Mauldin, Inc., dated August 7, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1153 at page 234 on August 2, 1981.



which has the address of 1006 Harness Trail, Simpsonville, S. C. 29681 (herein "Property Address");
(Street) (City) (State and Zip Code)

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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