

State of South Carolina)

County of GREENVILLE)

FILED Mortgage
CO. S.C.

RECORDED
NOV 17 1982
1586 PAGE 619

Words Used In This Document

- (A) Mortgage—This document, which is dated NOV 17 1982, 19 82, will be called the "Mortgage".
- (B) Mortgagor—GAYNELL D. TUCKER will sometimes be called "Mortgagor" and sometimes simply "I". "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P.O. Box 969, Greenville, S.C. 29602

- (D) Note—The note, note agreement, or loan agreement signed by GAYNELL D. TUCKER and dated NOV. 17, 1982, will be called the "Note". The Note shows that I have promised to pay Lender

\$9588.15 Dollars plus finance charges or interest at the rate of 17.5 % per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by November 20, 1992

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that lot of land with the buildings and improvements thereon, situate at the southeast corner of the intersection of the Second Avenue and Seventh Street, near the City of Greenville, in Greenville County, South Carolina, in the Judson Mills Village, being shown as a portion of Lot 20 on plat of Section 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, recorded in the RMC Office for Greenville County in Plat Book K at Pages 75 and 76 and being known as Lot 20-A on a plat entitled property of Paula G. Vaughn, made by C. O. Riddle, on December 10, 1965, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-R at Page 52, and having according to said last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Second Avenue, joint front corner of lots 19 and 20 and runs thence along the line of Lot 19 N 88-10 E 83.8 feet to an iron pin; thence along the line of Lot 20-B N 7-04 E 80.1 feet to an iron pin; thence along the south side of Seventh Street; thence along the south side of Seventh Street S 88-10 W 74.5 feet to an iron pin; thence with the curve of Seventh Street and Second Avenue (the chord being S 57-14 W 15.1 feet) to an iron pin on the east side of Second Avenue; thence along the east side of Second Avenue S 6-18 W 70 feet to the beginning corner.

This is a portion of the property conveyed to the Mortgagor (OVER)

~~the lot of land with the buildings and improvements thereon, situate on the south side of Seventh Street, near the City of Greenville, in Greenville County, South Carolina, in the Judson Mills Village, being shown as a portion of Lot 20 on plat of Section 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, recorded in the RMC Office for Greenville County in Plat Book K at Pages 75 and 76 and being known as Lot 20-A on a plat entitled property of Paula G. Vaughn, made by C. O. Riddle, on December 10, 1965, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-R at Page 52, and having according to said last mentioned plat, the following metes and bounds, to-wit:~~

- The Property also includes the following:
- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

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