

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

# MORTGAGE

FILED BOOK C 83 PAGE 776  
GREENVILLE S.C. 1983 PAGE 882  
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### WORDS USED OFTEN IN THIS DOCUMENT

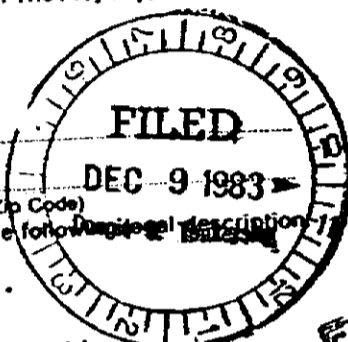
- (A) "Mortgage." This document, which is dated October 13, 1983, will be called the "Mortgage."
- (B) "Borrower." Leonard R. Bannister, Jr. and Teresa H. Bannister will sometimes be called "Borrower" and sometimes simply "I". Borrower's address is: 110 Boxwood Lane, Greer, S.C. 29651
- (C) "Lender." BANK OF GREER will be called "Lender." Lender is a corporation or association which was formed and which exists under the law of the State of South Carolina. Lender's address is: POST OFFICE DRAWER 708, Main Office, GREER, SOUTH CAROLINA 29651.
- (D) "Note." The note signed by Borrower and dated October 13, 1983, will be called the "Note." The Note shows that I owe Lender Nineteen Thousand, Five Hundred and No/100 Dollars (\$19,500.00) plus interest, which I have promised to pay in monthly payments of principal and interest and to pay in full by October 13, 1998.
- (E) "Property." The property that is described below in the section titled "Description Of The Property," will be called the "Property."

### DESCRIPTION OF THE PROPERTY

I give Lender rights in the Property described in (A) through (E) below:

(A) The property which is located at 110 Boxwood Lane,  
Greer, South Carolina 29651

This property is in Greenville County in the State of South Carolina. It has the following legal description:  
See Attached Schedule A for a more complete property description.



Paid and Satisfied on the 11th day of Nov, 1983.

Barbara B. Moss  
Witness Ann L. Pettit 18464

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
TAX  
\$ 07.80

REC  
9 1983

As Borrower, I am giving Lender these rights to protect Lender from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe Lender as stated in the Note;
- (B) Pay, with interest, any amounts that Lender spends under this Mortgage, to protect the value of the Property and Lender's rights in the Property;
- (C) Pay, with interest, any other amounts that Lender lends to me as Future Advances under Paragraph 15 below; and
- (D) Keep all of my other promises and agreements under this Mortgage.

### BORROWER'S RIGHT TO MORTGAGE THE PROPERTY AND BORROWER'S OBLIGATION TO DEFEND OWNERSHIP OF THE PROPERTY

I promise that (A) I lawfully own the Property; (B) I have the right to mortgage, grant and convey the Property to Lender; and (C) there are no outstanding claims or charges against the Property, except as otherwise stated in this Mortgage. I give a general warranty of title to Lender. This means that I will be fully responsible for any losses which Lender suffers because someone other than myself has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights. In the event I fail to defend my ownership of the Property, I agree to reimburse the Mortgagee for any and all expenses, including attorneys fees and Court costs, incurred by the Mortgagee in defending the Property.

I promise and I agree with Lender as follows:

### 1. BORROWER'S PROMISE TO PAY PRINCIPAL AND INTEREST UNDER THE NOTE AND TO FULFILL OTHER PAYMENT OBLIGATIONS

I will promptly pay to Lender when due: principal and interest under the Note; late charges as stated in the Note; and principal and interest on Future Advances that I may receive under Paragraph 15 below.

### 2. BORROWER'S OBLIGATION TO PAY TAXES AND INSURANCE

(A) Taxes: I will pay all the taxes, assessments (public and private), sewer rents, water rates and other governmental or municipal charges, fines or impositions on the Property upon or before the date they are due. I will show Lender receipts for payment of such charges within then (10) days after Lender requests them.

(B) Insurance: For the Lender's benefit, I will keep the buildings and fixtures on the Property insured in such amount

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