

REGULATION NO. 22  
COMPLIED WITH  
MC

FILED  
GREENVILLE, CO. S. C.  
MAY 1 11 50 AM '73

BOOK 1274 PAGE 147

**MORTGAGE**

THIS MORTGAGE is made this 30 day of April, 1973, between the Mortgagor, STUBBLEFIELD BUILDERS, INC.

and the Mortgagee, SOUTH CAROLINA NATIONAL BANK (herein "Borrower"), organized and existing under the laws of South Carolina, whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND SIX HUNDRED (\$15,600.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 30th day of September 1974;

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 lot of land in Oneal Township, county of Greenville, state of South Carolina, in the Washington Baptist Church Community, about six miles north of Greer, S. C., designated as Tract No. 3 containing 7 acres more or less, shown on plat entitled "Property of J. R. Ponder Estate" dated October 23, 1972 by H. S. Brockman, Surveyor, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin in the center of Beckey Gibson Road, the joint front corner of Tracts Nos. 3 & 4, and running thence with the joint line of said lots S. 56-40 E. 842 feet to an iron pin; thence N. 13-00 E. 556 feet to a pin in the center of a county paved road; thence with the center of said road N. 77-40 W. 668 feet to an iron pin in the center of Beckey Gibson Road; thence with the center of said road S. 37-30 W. 282 feet to the beginning corner.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:**

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.