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MORTGAGE

THIS MORTGAGE is made this 7th day of March, 1975, between the Mortgagor, **R. Charles Eldridge, Jr. & Diana A. Eldridge** (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 **P. O. Box 168, Columbia, S. C., 29202** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Six Thousand and no/100**----- 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 **March 1, 2005**

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 in the State of South Carolina, County of Greenville, being known and designated as Lot 15 of a subdivision known as River Downs according to plat thereof dated July 17, 1974, recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Morgan Court at the joint front corner of Lots 14 and 15; running thence with the joint line of said lots S. 65-54 W. 269.40 feet to an iron pin in the line of Property of Eugene E. Hammett; thence with the rear line of Lot 15 along property of Eugene E. Hammett S. 30-02 E. 100 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of said lots N. 71-12 E. 270.33 feet to an iron pin on the southwestern side of Morgan Court, joint front corner of Lots 15 and 16; thence with the southwestern side of Morgan Court the following courses and distances: N. 38-00 W. 17 feet and N. 26-33 W. 49 feet to the point of beginning.

For a more recent plat of the above described property see plat recorded in Plat Book 5A page 78.



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.

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FORM NO. 65-52 (10-72)

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