

MORTGAGE

THIS MORTGAGE is made this 14 day of April, 1975, between the Mortgagor, Robert J. Stahlsmith and Mildred E. Stahlsmith

(herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of The United States of America, whose address is Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 (\$42,000.00)--- 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 April 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 County of Greenville, State of South Carolina, and known and designated as Lot No. 84 of Green Valley Estates, which lot is shown on the plat of survey of Green Valley Estates prepared by Piedmont Engineering Co. and dated December 20, 1957, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, Pages 2 and 3, said lot by reference to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southeast edge of the right of way of Foot Hills Road, joint front corner of Lots Nos. 83 and 84, and running thence with the edge of said right of way, N. 12-50 E. 175 feet to an iron pin; thence rounding the corner of the southeast intersection of said Foot Hills Road and Hickory Lane, a curve (the chord of which is S. 54-18 E. 44.6 feet); thence with the southern edge of the right of way of said Hickory Lane, S. 83-13 E. 185 feet to an iron pin at the northwestern corner of Lot No. 85; thence with the joint line of Lot Nos. 84 and 85, S. 6 W. 210 feet to an iron pin, joint corner of Lots Nos. 83, 84 and 85; thence with the joint line of Lots Nos. 83 and 84, N. 81-46 W. 239.7 feet to the point of beginning.



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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