

RECORDING FEE
PAID \$ 3.50
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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 23rd day of January 1976, between the Mortgagor, Timothy V. Bovender and Belinda T. Bovender (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of United States of America whose address is P. O. Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Two Hundred and 00/100 (\$31,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 23, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006

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 certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 79 as shown on plat of Burdett Estates, recorded in Plat Book 4X at page 60 in the R.M.C. Office for Greenville County; and also being shown as Lot No. 79 on a plat prepared for Tim and Belinda Bovender by J. L. Montgomery, III, R.L.S., dated January 22, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 59 at page 41, and having, according to the latter plat, the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Old Mill Road, joint boundary corner of Lots 78 and 79, and running thence S. 77-52 W. 150.0 feet to an iron pin, joint rear corner of Lots 78 and 79; thence turning and running N. 12-08 W. 100.0 feet to an iron pin; thence turning and running N. 77-52 E. 150.0 feet to an iron pin in the Western edge of said Old Mill Road; thence along the western edge of said road S. 12-08 E. 100.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Timothy V. Bovender and Belinda T. Bovender by Joe E. Hawkins Enterprises, Inc. by deed dated January 23, 1976.

5.12.48



which has the address of 504 Old Mill Road Mauldin
[Street] [City]
S. C. 29662 (herein "Property Address");
[State and Zip Code]

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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