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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 26th day of January 1976, between the Mortgagor, Steven W. DuBois and Katherine G. DuBois (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 P. O. Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand, Five Hundred & No/100---(\$30,500.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, on the northwestern side of Montclair Road, being shown and designated as Lot No. 150 on plat of Montclaire, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Montclair Road, at the joint front corner of Lots 149 and 150, and running thence along Montclair Road, S. 29-18 W. 80.0 feet to an iron pin at the joint front corner with Lot 151; thence with the line of Lot 151, N. 60-42 W. 260.4 feet to an iron pin at the joint rear corner of Lots 150 and 151; thence with the rear line of Lot 150, N. 36-42 E. 80.9 feet to an iron pin at the joint rear corner with Lot 149; thence with the line with Lot 149, S. 60-42 E. 250.5 feet to the point of beginning.

5.12.20



which has the address of 109 Montclair Road Mauldin,
[Street] [City]
South Carolina 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 seised 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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