

FILED
GREENVILLE CO. S. C.
JAN 27 2 46 PM '75
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of January, 1976, between the Mortgagor, Viswanathan P. S. Iyer and Sivakamasundari Iyer (herein "Borrower"), and the Mortgagee, 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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Nine Hundred and No/100 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 being shown and designated as Lot #397, Del Norte Estates, Section V on plat dated May 23, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4R at Page 17 made by Piedmont Engineers & Architects. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the Eastern side of Bransfield Road at the joint front corner of Lots 396 and 397 as shown on the aforesaid plat and running thence along the joint line of said lots N. 86-52 E. 130.0 feet to an iron pin; thence S. 03-08 E. 95.0 feet to an iron pin at the joint rear corner of Lots 397 and 398 as shown on said plat; thence running along and with the joint property line S. 86-52 W. 130.0 feet to an iron pin on the Eastern side of Bransfield Road; thence along the Eastern side of Bransfield Road N. 03-08 W. 95.0 feet to an iron pin, the point of beginning.



which has the address of 120 Bransfield Road Greenville
[Street] [City]
South Carolina 29607 (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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