

RECORDING FEE  
PAID \$ 3.50  
5/12/60

GREENVILLE CO. S. C.

FEB 23 4 25 PM '76

MORTGAGE

300X 1360 433 733

THIS MORTGAGE is made this 20th day of February 1976 between the Mortgagor, Thomas Stanley Black (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 29202 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 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 March 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 lying and being in Greenville County, South Carolina, with all improvements thereon, situate on the eastern side of Standing Springs Road and known and designated as Lot No. 33 on a plat of Ferncreek prepared by Dalton & Neves, dated November, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5D at Page 28 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern side of Standing Springs Road, at the joint front corner of Lots 33 and 34 and running thence along the joint line of said lots S. 68-52 W., 260 feet to an iron pin at the joint rear corner of said lots; thence N. 34-56 W., 47.1 feet to an iron pin on Huntscrest Court; thence with said street N. 10-52 W., 63.0 feet to an iron pin, N. 44-52 E., 50 feet to an iron pin, and N. 60-47 E., 191.4 feet to an iron pin; thence along Standing Springs Road S. 66-08 E., 35.3 feet to an iron pin and S. 21-08 E., 130 feet to an iron pin, the point and place of beginning.

5.12.60



which has the address of Huntscrest Court, Route 4, Greenville, South Carolina, 29605 (herein "Property Address");

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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