

MAR 31 12 28 PM '76

BOOK 1363 PAGE 692

DONNIE S. TANKERSLEY  
MORTGAGE

THIS MORTGAGE is made this 31 day of MARCH 19 76, between the Mortgagor, DAVID LEE HOLLAND (herein "Borrower"), and the Mortgagee, NORTH CAROLINA NATIONAL BANK, a corporation organized and existing under the laws of the United States, whose address is Charlotte, N.C., (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY FIVE THOUSAND THREE HUNDRED FIFTY Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 April 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 lot of land situate, lying and being in Greenville County, South Carolina, in the city of Mauldin, being known and designated as the major portion of Lot No. 52 and a small portion of lot No. 53 on plat of Sec II Brookside Subdivision, recorded in plat book 5 D page 24 of the RMC Office for Greenville County, and having according to a recent survey made by R. B. Bruce, RLS March 25, 1976 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of Stoneybrook Trail, the joint front corner of Lots Nos. 51 & 52; thence with the joint line of said lots N. 32-29 E. 177.1 feet to an iron pin; thence S. 39-25 E. 138.2 feet to an iron pin in the rear line of lot No. 52; thence with a new line through lots 52 & 53, S. 47-44 W. 160.2 feet to an iron pin on the northeast side of Stoneybrook Trail; thence with the northeast side of said street N. 39-25 W. 23.1 feet to a point; thence continuing N. 46-24 W. 68.6 feet to the beginning corner.



which has the address of 106 Stoneybrook Trail, Mauldin, S. C. 29662 (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 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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