

APR 1 9 49 AM '76

BOOK 1388 PAGE 797

DONNIE S. TANKERSLEY
MORTGAGE

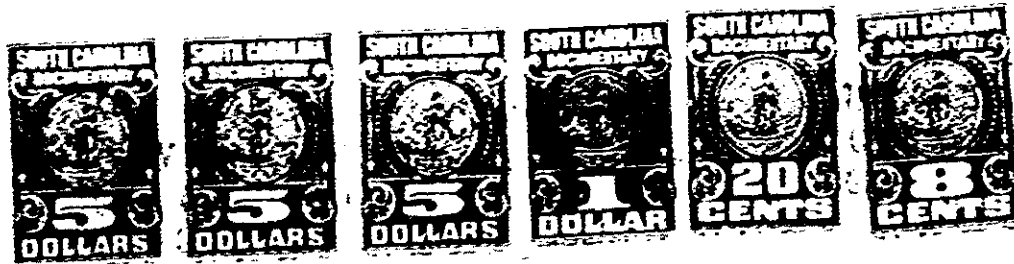
THIS MORTGAGE is made this first day of April 1976, between the Mortgagor, RAYMOND W. FLANDERS & JEANNETTE S. FLANDERS (herein "Borrower"), and the Mortgagee, NORTH CAROLINA NATIONAL BANK, a corporation organized and existing under the laws of the United States, whose address is Charlotte, N. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND SEVEN HUNDRED Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 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 May 1, 2001

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 in the county of Greenville, state of South Carolina, being known and designated as the major portion of Lot 3, as shown on plat of Addition to Pilgrim's Point, recorded in the RMC Office for Greenville County, in plat book 4 R page 69, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of the turnaround of Freeport Drive, joint front corner of Lots 3 & 4, and running thence with the joint line of said lots N. 2-11 E. 168.25 feet to an iron pin rear corner of Lot No. 5; thence with the rear line of said lot S. 53-00 E. 100 feet to an iron pin rear corner of Lot No. 6; thence with the rear line of said lot S. 30-00 E. 105 feet to an iron pin; thence S. 49-10 W. 30 feet to an iron pin; thence with a new line through lot 3, S. 58-08 W. 114.38 feet to an iron pin on the northeast side of the turn-around of Freeport Drive (the joint front corner of Lots 2 & 3) thence with the curve of said turn-around the chord of which is N. 3-40 E. 35 feet to a point; thence continuing N. 36-45 W. 35 feet to an iron pin the point of beginning.



which has the address of FREEPORT DRIVE, 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 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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