

FILED
GREENVILLE CO. S. C.

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BOOK 1371 PAGE 932

MORTGAGE
DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this 8th day of June 1976, between the Mortgagor, Alfreda W. Howard (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is South Carolina National Bank Building, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve-Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable \$6. in equal monthly installments of Eighty-Eight and Sixty-Eight/100 (\$88.68) Dollars commencing August 1, 1976 and continuing thereafter until paid in full.

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 those pieces of lots of land situate, lying and being in Gantt Township, Greenville County, South Carolina, shown and designated as Lots Nos. 11 and 24 on a plat of Sherman Park, Section II, made by Campbell & Clarkston Surveyors, Inc., dated April 1, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R, page 66, reference to which plat is hereby craved for the metes and bounds description thereof.

THE above described property is hereby conveyed subject to the right of ways, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public records and actually existing on the grounds affecting said property.

THIS is the same property conveyed to the mortgagor herein by A.J. Prince Builders, Inc. by deed dated June 8, 1976 and recorded in the R.M.C. Office for Greenville County on June 8, 1976 at Deed Book 1039, page 85.



202 Uneeda Drive, Greenville, South Carolina 29605
which has the address of (Street) (City)
(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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