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GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1373 PAGE 55

DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this 16th day of July 1976, between the Mortgagor, Roy Lee Cashwell, Jr. and Nancy P. Cashwell (herein "Borrower"), and the Mortgagee, The 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 Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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 August 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Foxcroft Road, being shown and designated as Lot No. 2 on a plat of Section 1, Carter's Grove, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Foxcroft Road at the joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, S. 80-05 E. 170 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the rear line of Lot No. 2, S. 10-31 W. 93 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the joint line of said lots, N. 78-24 W. 170.7 feet to an iron pin on the eastern side of Foxcroft Road; thence with Foxcroft Road, N. 12-08 E. 25 feet to an iron pin; thence continuing with the eastern side of Foxcroft Road, N. 10-31 E. 63 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Creative Builders, Inc., dated July 16, 1976, to be recorded herewith.



which has the address of 407 Foxcroft Road, Greenville, South Carolina 29607
(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 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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