

FILED  
GREENVILLE CO. S. C.

BOOK 1377 PAGE 796

MORTGAGE

SEP 15 9 43 AM '76

SONNIE S. TANKERSLEY

THIS MORTGAGE is made this 14th day of September 1976 between the Mortgagor, George M. Eskew, Jr. and Marilyn Jean Metcalf (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 Twenty Nine Thousand, Four Hundred and No/100 (\$29,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 14, 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 October 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: being shown as Lot 13 on a survey prepared by Dalton and Neves dated June, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book K at Page 53, and having, according to a recent survey prepared by W. R. Williams, Jr., dated September 9, 1976, the following metes and bounds:

BEGINNING at an iron pin located at the joint corners of lots 12 and 13 on the eastern side of Westview Avenue and running thence N 87-00 E 155 feet to an iron pin; thence S 4-12 W 98.8 feet to an iron pin; thence N 88-39 W 153.7 feet to an iron pin; thence N 4-00 E 87 feet to the point of beginning.

This is the same property conveyed to mortgagors by United Builders, Inc. by deed dated Sept. 14, 1976, recorded Sept. 15, 1976 in Deed Volume 1042, Page 892 of the RMC Office for Greenville County, South Carolina.



which has the address of 40 Westview Avenue Greenville (City)  
[Street] [City]  
South Carolina 29609 (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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