

Mortgagee's Address: 157 S. Greenville, S.C. Mortgagor's Address: 6 Blackenridge Drive, Greenville, S. C.

Presented by Greenville, S.C. SEP 22 3 58 PM '76

MORTGAGE

BOOK 1378 PAGE 377

DOONIE S. TANNERSLEY R.M.C.

THIS MORTGAGE is made this Twenty-second (22nd) day of September 1976, between the Mortgagor, Jean Claude Girard and Jacqueline C. Girard (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Drawer 969, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand One Hundred and No/100 (\$35,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 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 September 17, 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:

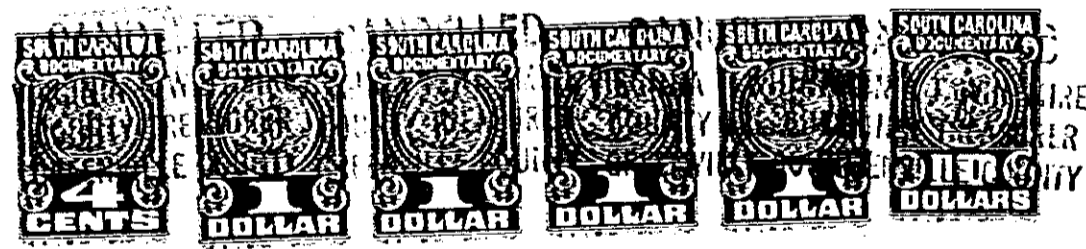
ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown as Lot No. 46 on Plat of Eastgate Village, made by Piedmont Engineers and Architects, dated May 15, 1973, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at Page 31 and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Blackenridge Drive at the joint front corner of Lots Nos. 46 and 47 and running thence along the joint line of said lots S 39-39 E, 104.4 feet to a point at the joint rear corner of Lots Nos 46 and 47; thence running N 32-12 E, 51.56 feet to a point; thence running N 26-00 E, 69.9 feet to a point at the joint rear corner of Lots Nos. 45 and 46; thence running N 64-00 W, 90.0 feet to a point on the southeastern side of Blackenridge Drive; thence running along Blackenridge Drive S 29-10 W, 48.25 feet; thence running S 40-41 W, 3 feet to the point of Beginning.

This property is subject to restrictions recorded in Deed Book 1001 at Page 663 in the RMC Office for Greenville County and to all restrictions, zoning ordinances, rights-of-way and easements of record and on the ground which effect said property.

This is the same property conveyed to Jean Claude Girard and Jacqueline C. Girard by deed of Mount Paris Realty Corporation dated September 22, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1043 at Page 309 on September 22, 1976.

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which has the address of Lot #46, 6 Blackenridge Drive, Eastgate Subdivision, Greenville, South Carolina (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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