

GREENVILLE CO. S.C.  
JUL 10 4 54 PM '78  
DUNN S. TAMMERSLEY  
REC.

1437-10075

# MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1978, between the Mortgagor, THOMAS R. EIDSON AND CAROLYN L. EIDSON (herein "Borrower"), and the Mortgagee, NCNB MORTGAGE SOUTH, INC., a corporation organized and existing under the laws of the State of South Carolina whose address is P.O. Box 10338, Charlotte, North Carolina 28237 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1978 (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, 2008.

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 on the Eastern side of Andulusian Trail, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 160 as shown on a plat entitled "Heritage Lakes Subdivision", prepared by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 17.

This is the identical property conveyed to the Mortgagors herein by deed of Nelson & Turner Home Builders, a Partnership, dated July 10, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1082 at page 8B on July 10, 1978.

STATE OF SOUTH CAROLINA  
REVENUE TAX COMMISSION  
DOCUMENTARY STAMP TAX  
18.56  
PS. 11218

which has the address of Rt. 1, 104 Andulusian Trail, Simpsonville, South Carolina 29681 (herein "Property Address");  
(Street) (City) (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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