

P.O. Box 34069
Charlotte, N.C. 28234
GREENVILLE CO. S.C.

MORTGAGE

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DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 21st day of March 1979, between the Mortgagor, Francis E. Clark and Ann B. Clark (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of the state of North Carolina, whose address is P.O. Box 34069, Charlotte, North Carolina 28234 (herein "Lender").

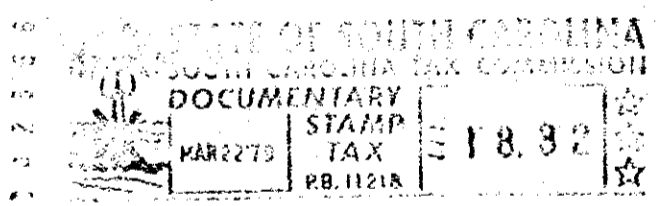
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand, Eight Hundred, No/100 (\$45,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Simpsonville, being known and designated as Lot 149 as shown on plat recorded in the RMC Office for Greenville County, S.C. in Plat Book PPP, at Page 141, and having, according to a more recent plat prepared by Freeland & Associates, dated February 28, 1979, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 7-B at Page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Hillpine Drive at the joint front corner of Lots 150 and 149 and running thence with the joint line of said Lots, N. 10-32 E. 173.9 feet to an iron pin; thence S. 79-12 E. 129.9 feet to an iron pin at the joint rear corner of Lots 148 and 149; thence with the joint line of said Lots, S. 10-32 W. 172.3 feet to an iron pin on the Northerly side of Hillpine Drive; thence with the Northerly side of Hillpine Drive, N. 79-28 W. 130.0 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Terry A. Kingsmore and Loretta B. Kingsmore, of even date, to be recorded herewith.



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which has the address of 109 Hillpine Drive, Simpsonville, South Carolina 29681, (Street) (City) (State and Zip Code) (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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