

MORTGAGEE'S MAILING ADDRESS: GREENVILLE CO. S. C. Box 34069, Charlotte, North Carolina 28234

NCNB Loan #74 566024

FILED GREENVILLE CO. S. C. JUN 26 11 11 AM '79 DONNIE S. TANKERSLEY R.M.C.

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THIS MORTGAGE is made this 5th day of June 1979, between the Mortgagor, Ivan K. Wilson (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws 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-Nine Thousand Eight Hundred Fifty and No/100 (\$49,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated 6 June 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 1 July 2009;

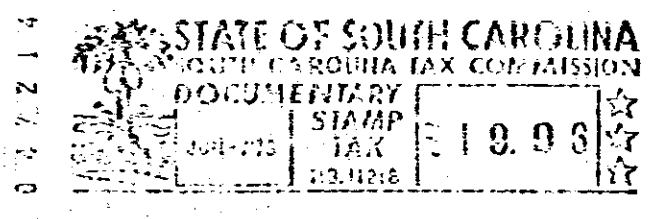
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in the County of Greenville, State of South Carolina, on the northerly side of Ikes Road, being shown and designated as 1.74 acres on plat of Franklin Enterprises, Inc. Property, recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 M", at Page 150.

Said tract fronts on the northerly side of Ikes Road 198.4 feet, has a depth of 357.8 feet on the westerly side, a depth of 369 feet on the easterly side, and has a rear width of 251.05 feet.

The wall-to-wall carpet is included as a portion of the mortgaged premises.

The within is the identical property heretofore conveyed to the mortgagor by deed of Marvin L. Doerr and Jean R. Doerr, dated 5 June 1979, to be recorded herewith.



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which has the address of 311 Ikes Road Taylors South Carolina 29687 (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 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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