

FILED
GREENVILLE, S. C.
JUL 10 12 54 PM '79
CONVEYED BY ERSLEY
P. H. C.

MORTGAGE

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THIS MORTGAGE is made this 10th day of JULY, 1979, between the Mortgagor, HELLIE G. WAGONER (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, S. C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FOUR THOUSAND SEVEN HUNDRED FIFTY (\$24,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 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 August 1, 2004

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 lot of land in the city of Greenville, county of Greenville, state of South Carolina, being known as the major portion of Lot 141, and a small portion of Lot 140, as shown on plat of North Hills Subdivision recorded in plat book H page 130, and on plat recorded in plat book B page 177 of the RMC Office for Greenville County, S. C., and having according to a recent survey made by C. C. Jones, RLS, July 5, 1979, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Parkwood Avenue, which iron pin is 226 feet from the northwest side of Gallivan Street, and running thence with a new line through Lot 141, N. 70-47 W. 140 feet to an iron pin; thence N. 19-30 E. 65 feet to an iron pin; thence with a new line through Lot 140, S. 70-47 E. 140 feet to an iron pin on the west side of Parkwood Avenue; thence with the west side of said street S. 19-30 W. 65 feet to the beginning corner.

This is the same property conveyed to mortgagor by Ellison H. Threatt, Jr. by deed of even date herewith, to be recorded.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
JUL 10 1979
1500
1500

1075
780

which has the address of 11 Parkwood Drive GREENVILLE, SC 29609 (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unincumbered, 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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