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4328 RV-2

MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1979, between the Mortgagor, Quinton Michael Ditmore and Cheryl Wagoner Ditmore (herein "Borrower"), and the Mortgagee, N.C.N.B. 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 Seventy Four Thousand Four Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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 October 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:

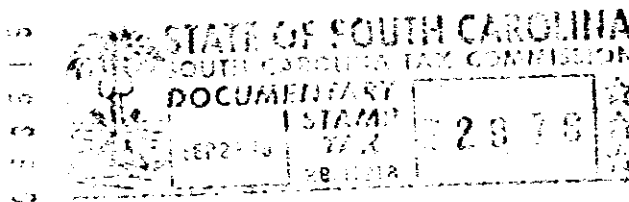
ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina shown and designated as Lot 43 on a plat of Pelham Estates recorded in Plat Book PPP at Pages 28 and 29 in the RMC Office for Greenville County and being more recently shown on a plat of said lot prepared for Quinton Michael Ditmore and Cheryl Wagoner Ditmore by Freeland and Associates dated September 24, 1979 and being described by metes and bounds according to the more recent plat, to-wit:

BEGINNING at a new iron pin on the northern side of Cape Charles Drive at the joint corners of Lots 42 and 43 and running thence N. 31-17 E. 200 feet to an old iron pin; thence along the line of Lot 40 S. 58-43 E. 200 feet to an old iron pin at the joint rear corner of Lots 43 and 44; thence with Lot 44 S. 31-17 W. 200 feet to a new iron pin on Cape Charles Drive; thence N. 58-43 W. 200 feet to the point of beginning.

"Carpet is considered real estate by all parties concerned."

Derivation: Deed of Philip D. Cunningham and Geraldine L. Cunningham recorded September 28, 1979 in Deed Book 1112 at Page 594.

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which has the address of 5 Cape Charles Drive Greenville (City)
S. C. 29607 (herein "Property Address");
[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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