

GR... FILED  
CO. S. C.  
JAN 17 11 45 AM '80  
DONNIE S. TANKERSLEY  
H.M.C.

BOOK 1493 PAGE 436

# MORTGAGE

THIS MORTGAGE is made this 16th day of January, 1980, between the Mortgagor, Paul Ratner and Mildred Alice Ratner (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of North Carolina, whose address is P.O. Bbx 34069, Charlotte, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Seven Thousand One Hundred and No/100 (\$67,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.

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, lying and being situate in the County of Greenville, State of South Carolina, being known and designated as Lot No. 187, Section 10, DEVENGER PLACE Subdivision, on plat entitled "Property of Paul Ratner and Mildred A. Ratner" as recorded in Plat Book 7-T at Page 64, in the RMC Office for Greenville County, S.C. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Leeward Terrace, said pin being approximately 284 feet from the intersection of Windward Way and Leeward Terrace, running thence N. 4-18 E. 150.0 feet to an iron pin; thence S. 85-42 E. 90.0 feet to an iron pin; thence S. 4-18 W. 150.0 feet to an iron pin; thence N. 85-42 W. 90.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Dee Smith Co., Inc. as recorded in Deed Book 1119 at Page 161, in the RMC Office for Greenville County, S.C., on January 17, 1980.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
2084

The carpet is considered real estate by all parties concerned.

which has the address of 108 Leeward Terrace Greer, S.C. 29651 (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.

SC70 --- 1 JAN 17 80 940

4.0001

0 4 3 6

4328 RV-2