

of S. C.

APR 15 1980

RSLEY

1500-2899

# MORTGAGE

THIS MORTGAGE is made this 15th day of April 1980, between the Mortgagor, Elizabeth G. Clark (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, N. C. 28234 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Seven Hundred Fifty (\$32,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 May 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 lot of land located in the State of South Carolina, County and City of Greenville, on the northeast side of Westminister Drive, being shown and designated as Lot No. 6 on a survey entitled "Property of Nellie E. Walker" dated March 31, 1975, by Dunn and Edens Associates, Registered Surveyors, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of Westminister Drive, joint front corner with Lot No. 7, and running thence N. 22-00 E. 173 feet to an iron pin; thence S. 58-19 E. 51.5 feet to an iron pin; thence S. 22-00 W. 175 feet to an iron pin on the right-ofway of Westminister Drive; thence with the Northeastern side of Westminister Drive N. 56-15 W. 51.5 feet to the beginning corner.

A more recent plat of such property is recorded in Plat Book 7-7, page 13.

This is the same property conveyed to the Mortgagor herein by deed of Edward J. Sanders and Lynn C. Sanders of even date to be recorded herewith.

which has the address of 111 Westminister Drive Greenville South Carolina 29605 (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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