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BOOK 1501 PAGE 752

DOHN... WAINWRIGHT
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of April 1980, between the Mortgagee Christian J. and Marie Helene Fontaine (herein "Borrower"), and the Mortgagee South Carolina National Bank a corporation organized and existing under the laws of South Carolina whose address is P. O. Box 969, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Seven Thousand Four Hundred (\$77,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 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 April 28, 2005

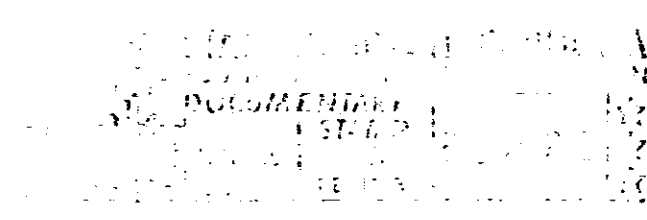
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, State of South Carolina, on the southeastern side of Independence Drive, near the City of Greenville, being shown as Lot 25 on plat of Section 2 of Pelham Estates, recorded in Plat Book PPP at Page 119 and described as follows:

BEGINNING at an iron pin on the southeastern side of Independence Drive at the joint front corner of Lots 24 and 25 and running thence with the line of Lot 24, S. 66-36 E. 200.6 feet to an iron pin; thence S. 23-18 W. 135.5 feet to an iron pin on Providence Square; thence with said Providence Square, N. 72-14 W. 88.2 feet to an iron pin; thence N. 76-48 W. 90 feet to an iron pin at the curve of the intersection of Providence Square and Independence Drive; thence with the curve of the intersection, N. 26-42 E. 32 feet to an iron pin; thence with Independence Drive, N. 23-24 E. 140 feet to the beginning corner.

This conveyance is made subject to any and all restrictions, easements, rights of way, zoning ordinances and existing reservations, or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

And being the same lot of land conveyed to the mortgagors herein by deed of Hoyle G. and Mary R. Huskey dated April 28, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1124 at Page 721 herewith.



which has the address of #4, Providence Square, Greenville, South Carolina (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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