

FILED
OFFICE OF THE CLERK OF COURT
COLUMBIA, S.C.
MAY 17 PM '80
DONALD W. HAMERSLEY
CLERK

MORTGAGE

BOOK 1504 PAGE 213

THIS MORTGAGE is made this 30th day of May 1980, between the Mortgagor, Michael J. Magee and Virginia B. Magee (herein "Borrower"), and the Mortgagee, The South Carolina National Bank is a national banking association a corporation organized and existing under the laws of the United States, whose address is P. O. Box 168 Columbia, S.C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand Two Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 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 in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot 75 of a subdivision known as Glendale III, a plat of which is of record in the RMC Office for Greenville County in Plat Book 4R at Pages 83 and 84.

This being the same property conveyed to the Mortgagors herein by Deed of San-Del Builders, of even date and to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: P. O. Box 168, Columbia, S. C. 29202

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
DOCUMENTARY TAX STAMP
MAY 17 1980

which has the address of 922 Fargo Street Mauldin
[Street] [City]
S. C. 29662 (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.

0213

4328 RV-2