

123-590

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SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 6th day of November, 1980, between the Mortgagor, Randy L. Pope (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, whose address is 15 South Main Street, Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand (\$25,000.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 1980 (herein "Note"), with the balance of the indebtedness, if not sooner paid, due and payable on November 2, 1981.

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 those pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lots Nos. 16 and 17 of the property of E. M. Wharton, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 206, and according to said plat having the following metes and bounds, to-wit:

Beginning at a point on the north side of National Highway (Camp Road) at the joint front corner of Lots Nos. 15 and 16, and running thence with the line of said lots, N. 8-15 W. 93.8 feet to a point in the line of P and N Railroad right-of-way; thence with said right-of-way, N. 64-45 E. 52.2 feet; thence S. 8-15 E. 109 feet to a point on the north side of said Highway; thence with said Highway, S. 81-45 W. 50 feet to the point of beginning.

This property was conveyed to the Mortgagor by William R. Wyatt by deed dated October 22, 1980, and recorded in the R. M. C. Office for Greenville County on November 5, 1980, in Deed Book 1136 at Page 779.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of 2201 Rutherford Road, Greenville, (Street) (City)
South Carolina 29609 (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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