

FILED
GREENVILLE, S. C.

FEB 16 10 53 AM '81

JOHN B. BANKERSLEY
R.M.C.

MORTGAGE

BOOK 1532 PAGE 397

THIS MORTGAGE is made this 13 day of February, 1981, between the Mortgagor, Ronald H. Post and Ann V. Post (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 13, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011

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 certain pieces, parcels or lots of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the southern side of Twin Lake Avenue (Road), and being described on plat of Stone Lake Heights, Section 2, prepared by Piedmont Engineering Service, dated July 15, 1953, and recorded in the RMC Office for Greenville County in Plat Book W at Page 87 as Lots 109 and 110, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Twin Lake Avenue (Road) at front corner of Lots 108 and 109, and running thence with the line of said lots S. 3-44 W. 175.7 feet to an iron pin on rear line of Lot 86; thence with the rear line of Lots 86 and 85 S. 86-16 E. 214 feet to an iron pin at rear corner of Lot 111; thence with the line of said lot N. 3-44 E. 177.6 feet to an iron pin on the southern side of Twin lake Avneue (Road) which pin is 198.5 feet west of the intersection of said avenue with Lake Forest Drive, and running thence with the southern side of Twin lake Avenue (Road) N. 86-16 W. 214 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of LaNelle S. Jones dated February 13, 1981, and recorded in the RMC Office for Greenville County, S. C., February 16, 1981, in Deed Book 1142 at Page 751.

which has the address of 120 Twin Lakes Road, Greenville, South Carolina 29609

[Street]

[City]

(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 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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