

GREENVILLE, S.C.
FEB 24 4 19 PM '81
DONNIE TANNERSLEY
R.M.C.

REC-1030 10:385

27717 DMF LH
Leon T. Motts, et al.
540.10-1-11

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1981, between the Mortgagor, Leon T. Motts and Marilyn T. Motts (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of the State of South Carolina, whose address is 1241 Main Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 that lot of land situate on the northwestern side of Sugarberry Drive and on the easterly side of Maplecrest Drive, in the County of Greenville, State of South Carolina, being shown as Lot No. 96 on a plat of Dove Tree Subdivision dated May 18, 1972 prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at Page 22 in the RMC Office for Greenville County and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the easterly side of Maplecrest Drive at the joint front corner of Lot 96 and Lot 115 and running thence with Lot 115 N 49-18 E 83 feet to an iron pin at the joint rear corner of Lot 96 and Lot 97; thence with Lot 97 S 43-52 E 187.4 feet to an iron pin on the northwestern side of Sugarberry Drive; thence with said drive S 56-48 W 115 feet to an iron pin; thence N 74-25 W 32.9 feet to an iron pin on Maplecrest Drive; thence with said drive N 25-38 W 149.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Dove Tree Realty, a Partnership, dated and recorded on even date herewith.

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which has the address of Rt. 10, Maplecrest Drive, Greenville, S.C. (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 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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