

RECORDED
MAY 30 3 PM '81
MORTGAGE
R.M.C.

BOOK 1542 PAGE 577

THIS MORTGAGE is made this 29th day of May 1981, between the Mortgagor, Warren E. Millis, W. Bayne Brown and R. Bruce White (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer 969, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1981 (herein "Note"), the terms of which are hereby incorporated into this mortgage by reference with the balance of the indebtedness, if not sooner paid, due and payable on

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 certain piece, parcel or tract of land situate, lying and being in Bates Township, Greenville County, State of South Carolina adjoining lands of R. B. Hunt, R. N. Hendricks and others, containing 33 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stone nm in road and running thence N. 48 1/4 W. 2,079 feet to stone nm; thence S. 82 W. 683.10 feet to stone nm; thence N. 40 W. 363 feet to wild cherry tree; thence N. 18 E. 732.6 feet to stake; thence S. 60 E. 844.80 feet to Ash at branch; thence with said 1,287.0 feet to stone, thence S. 58 1/2 E. 465.3 feet to stone; thence N. 65 E. 466.62 feet to bridge over gully on road; thence with said road S. 18 1/2 W. 132 feet to bend; thence with said road S. 41 W. 264 feet to bend; thence S. 16 W. 264 feet to bend; thence S. 4 E. 429 feet to stone, the point of beginning.

ALSO: All that piece, parcel or lot of land containing 4.0 acres situate, lying and being on southern side of Bowers Road in County of Greenville, State of South Carolina, being shown and designated on a plat of Gertrude C. Bowers dated February 7, 1978, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 6-N at Page 75 as follows:

BEGINNING at nail and cap in Bowers Road and running thence S. 23-09 W. 25 feet to an iron pin on southern side of Bowers Road; thence S. 23-09 W. 191.6 feet to an iron pin; thence S. 64-00 E. 157 feet to an iron pin; thence N. 73-17 E. 172.1 feet to an old iron pin; thence S. 14-14 W. 547.1 feet to an old iron pin; thence N. 59-12 W. 410.1 feet to an old iron pin; thence N. 16-14 E. 157.2 feet to an old iron pin; thence N. 23-29 E. 404.6 feet to an iron pin on southern side of Bowers Road; thence N. 23-29 E. 30 feet to a nail and cap in Bowers Road; thence along center of said road S. 77-39 E. 50 feet to a nail and cap, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of General Hampton Vaughn dated May 29, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1148 at Page 991.

which has the address of (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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