

FILED  
GR... S.C.  
MAY 29 4 54 PM '81  
DONN... WERSLEY  
M.C.

**MORTGAGE**

BOOK 1542 PAGE 617

THIS MORTGAGE is made this 29th day of May 1981, between the Mortgagor, Carol D. Hull (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Box 225 Columbia, South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 June 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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Brookwood Drive at the intersection thereof with Melville Avenue, Greenville County, South Carolina, being shown and designated as Lot No. 64 on Plats Nos. 2 and 3 of PARK HILL made by Dalton & Neves, Surveyors, dated May, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book J at pages 208 and 209, and having the following metes and bounds according to a more recent plat entitled "Property of Carol D. Hull" made by Carolina Surveying Co., dated May 21, 1981:

BEGINNING at an iron pin at the southwestern corner of the intersection of Brookwood Drive with Melville Avenue; and running thence S. 35-57 W., along the western side of Melville Avenue 89 feet to an iron pin to the corner of Lot No. 65; thence along the line of Lot No. 65, N. 54-03 W., 153.8 feet to an iron pin on Brookwood Drive; thence along the southern side of Brookwood Drive, S. 89-24 E., 86.2 feet to a point; thence continuing along said side of Brookwood Drive, S. 80-46 E., 92 feet to the point of beginning.

For deed into mortgagor, see deed from Mary Kay Stewart, dated May 29, 1981, and recorded herewith.

Mortgagee's mailing address: c/o August Kohn and Company, Inc.  
P.O. Box 225  
Columbia, SC 29202

5CTO --- 1 MAY 29 81 103

RECORDING IN SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 10.00

which has the address of 100 Melville Avenue, Greenville, S.C. 29605 (herein "Property Address");

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.

10611

4328 RV.2