

FILED
GREENVILLE CO. S. C.

MORTGAGE

AUG 4 3 46 PM '81

THIS MORTGAGE is made this 4th day of August 1981 between the Mortgagor, DONNIE S. LANBERSEY R.M.C., Harry Monies and Judith Monies (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 (herein "Lender").

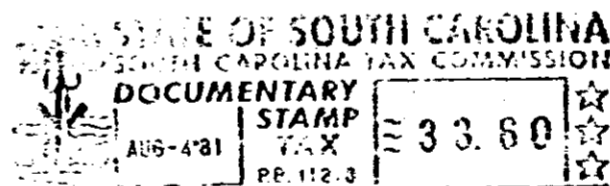
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY FOUR THOUSAND AND NO/100 (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northeasterly intersection of Stone Ridge Road and Grey Stone Court, near the City of Greenville, S.C., being known and designated as Lot No. 222 on plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4R, Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Stone Ridge Road, said pin being the joint front corner of Lots 222 and 223 and running thence with the common line of said lots N. 71-40-08 E. 97.34 feet to an iron pin, the joint rear corner of Lots 221 and 222; thence with the common line of said lots S. 20-50-35 E. 150.09 feet to an iron pin on the Northerly side of Grey Stone Court; thence with the Northerly side of Grey Stone Court S. 74-33-30 W. 86.29 feet to an iron pin at the Northeasterly intersection of Grey Stone Court and Stone Ridge Road; thence with said intersection N. 56-07-39 W. 37.19 feet to an iron pin on the Northeasterly side of Stone Ridge Road; thence with the Northeasterly side of Stone Ridge Road N. 15-50-26 W. 116.32 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Robert E. Hayes and Patricia S. Hayes dated and recorded August 4, 1981.



which has the address of 403 Stone Ridge Road Greer, S.C. 29651 (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.

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