

GREENVILLE CO. S. C.
AUG 13 4 46 PM '81
DONNIE S. TANKERSLEY
R.M.C.

1543 480

MORTGAGE

THIS MORTGAGE is made this 10th day of August 1981 between the Mortgagor, Garry L. Houglund and Janice L. Hougland (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 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/100th (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 *note of Garry L. Houglund

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 any and all improvements thereon, lying, being and situate on the Northerly side of Newgate Drive, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 95 on a plat of Section III, Bellingham, recorded in Plat Book 4X at page 89 in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Newgate Drive, joint front corner of Lots 94 and 95, and running thence along the common line of said lots N. 6-00 W. 160.67 feet to an iron pin; thence N. 60-57 E. 63.8 feet to an iron pin; thence S. 36-55 E. 135 feet to an iron pin, joint rear corner of Lots 95 and 96; thence along the common line of said lots S. 44-05 W. 97.4 feet to an iron pin on the Northerly side of Newgate Drive; thence along said drive on a curve the chord of which is S. 76-32 W. 48 feet to an iron pin; thence continuing along said drive S. 71-44 W. 6.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Garry L. Houglund and Janice L. Houglund by deed of William J. Martin, Sr. recorded simultaneously herewith.

This property is subject to those certain restrictions of record recorded in Deed Book 1010 at page 707, and also to a sewer easement, 10' drainage easement, and other easements and rights-of-way affecting said property that will be shown by reference to the public records of Greenville County or by an inspection of the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
AUG 12 1981
\$ 16.00

which has the address of 121 Newgate Drive, Simpsonville, South Carolina 29681 (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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