

FILED
GREENVILLE CO. S. C.

AUG 17 4 18 PM '81

DONNIE S. FANKERSLEY
R.M.C.

BOOK 1550 PAGE 130

MORTGAGE

THIS MORTGAGE is made this 17 day of August 1981, between the Mortgagor, William M. Parrilla (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, SC 29202 (herein "Lender").

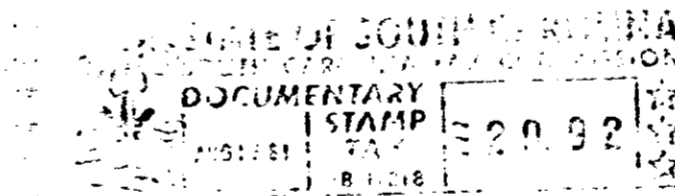
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand Three Hundred & 00/100 (\$52,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 buildings and improvements thereon, lying and being on the northerly side of Fredericksburg Drive in Simpsonville, South Carolina, being known and designated as Lot No. 138 on plat of Powderhorn, Section 3 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7C at page 4 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fredericksburg Drive, said pin being the joint corner of Lots 138 and 139 and running thence with the common line of said lots N. 11-09 W. 159.5 feet to an iron pin, the joint rear corner of Lots 138 and 139; thence N. 77-56 E. 68.6 feet to an iron pin, the joint rear corner of Lots 137 and 138; thence with the common line of said lots S. 21-42 E. 147.6 feet to an iron pin on the northerly side of Fredericksburg Drive; thence with the northerly side of Fredericksburg Drive S. 68-35 W. 85 feet to an iron pin; thence with said line S. 77-05 W. 12 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by Deed of American Service Corporation of South Carolina dated August 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1153 at Page 668.



which has the address of 138 Fredericksburg 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 seized 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.