

FILED
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MORTGAGE

THIS MORTGAGE is made this 4th day of September 1981, between the Mortgagor, Allen Dale Seevers & A. Gail Taylor Seevers (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, S. C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Sixty One Thousand Two Hundred Fifty and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated September 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 October 1, 2006

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 unit of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit #149 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1008, Page 69, and survey and plot plan recorded in Plat Book 5-F, Page 79.

This is the same property conveyed to the Mortgagor herein by deed of Gerald P. Rosenberg dated and recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
2452

FACTN ----- SEP 08 1981 1559

which has the address of 149 Ingleoak Way, Greenville, South Carolina 29615 (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.

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