

GP: S.C.  
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ERSLEY

# MORTGAGE

BOOK 1557 PAGE 145

THIS MORTGAGE is made this 5th day of November 1981 between the Mortgagor, George G. Grant (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 Thousand and No/100- (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 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 on the southeasterly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 465 on plat entitled, Map Two, Section Two, Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X at Page 19 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sweetwater Road said pin being the joint front corner of Lot Nos. 464 and 465 and running thence with the common line of said Lots S. 15-34-37 E. 194 feet to an iron pin at the joint rear corner of Lot Nos. 464 and 465; thence N. 45-59-45 E. 244.91 feet to an iron pin at the joint rear corner of Lot Nos. 465 and 466; thence with the common line of said lots N. 74-58-13 W. 200.25 feet to an iron pin on the southeasterly side of Sweetwater Road, on a curve, the chord of which is S. 44-43-37 W. 49.54 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Cothran & Darby Builders, Inc. of even date to be recorded herewith.

RECORDED  
DOCUMENTARY  
STAMP  
\$24.00  
NOV 12 1981

which has the address of 465 Sweetwater Road Greer, South Carolina (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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