

MAR 31 3 17 PM '82

DONNIE TANKERSLEY
R.M.C

REC-1536 PAGE 874

MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1982, between the Mortgagor, JOHNNY E. TYNER & APRIL J. McCARTER (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 2568, Greenville, South Carolina 29602 (herein "Lender").

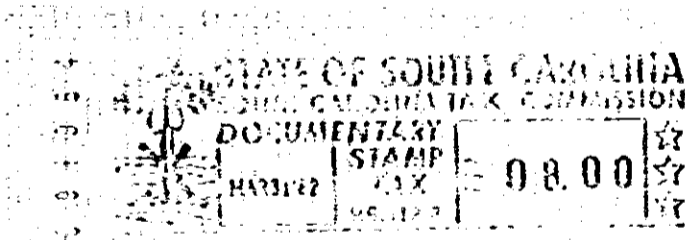
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1992 7 AM

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, in O'Neal Township containing 1.17 acres, more or less, as shown on plat of Larry and Judy Anderson by Terry T. Dill dated February 3, 1972, and recorded in Plat Book 4-M, page 157, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway No. 272, about one-fourth of a mile from the intersection of S. C. Highway No. 272 and Dill Road; and running thence along the center of said Highway, S. 49-42 E. 442 feet to an iron pin; thence S. 82-00 W. 359.6 feet to an iron pin; thence N. 05-21 W. 380 feet to the point of beginning.

This being the same property conveyed to Johnny E. Tyner and April J. McCarter, the Mortgagors herein, by deed of Susie L. Clement of even date and recorded simultaneously with this mortgage.



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which has the address of Lynn Road Taylors, S. C. 29687 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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