

MORTGAGE

THIS MORTGAGE is made this 24th day of May 1982, between the Mortgagor, Jack D. Stroobandt and Janet V. Stroobandt (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of State 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 Six Hundred and No/100 (\$40,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 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 June 1, 2012

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, situate, lying and being on the western side of Spring Hill Drive in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 87 on a plat of Holly Tree Plantation, made by Enwright Associates, Inc., Engineers, dated May 28, 1973, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X, pages 32 through 37, inclusive, and being more particularly described according to plat prepared by R. B. Bruce, RLS #1952, dated April 16, 1982, as follows: BEGINNING at joint corner of Lots 87 and 86 on Spring Hill Drive and running thence South 18-06 East 114.38 feet to an iron pin at joint corner of Lots 87 and 88; and running thence South 69-27-25 West 236.4 feet to an iron pin at joint corner of Lots 87 and 88; thence along common area reserved by Holly Tree Plantation North 10-17 West 135.45 feet to an iron pin at joint corner of Lots 87 and 86; thence along line of Lots 87 and 86 North 74-26-47 East 217.87 feet to point of BEGINNING."

This being the same property conveyed to Jack D. Stroobandt and Janet V. Stroobandt by Nona L. Tate by deed dated January 5, 1982, and recorded January 5, 1982, in the RMC Office for Greenville County in Volume 1160, at page 530.



which has the address of Lot 87 Spring Hill Drive Simpsonville S. C. 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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