

S. C.

REC-1573 PAGE 715

PH '82 MORTGAGE

ASLEY

THIS MORTGAGE is made this 24th day of June 1982, between the Mortgagor, John William Flatley (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is 101 Greystone Blvd., Columbia, South Carolina 29226 (herein "Lender").

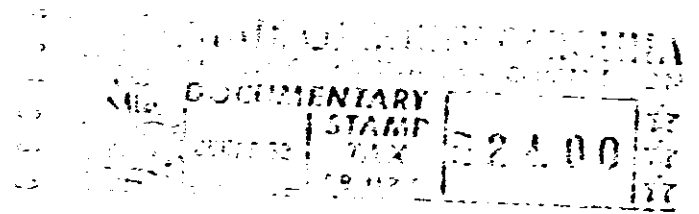
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 297, Section V, Sheet 1, on a Plat of a subdivision known as Poinsetta, with said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 87 and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the northwestern side of Oglewood Drive at the joint front corner of Lot Nos. 296 and 297 and running thence along the common line of said lots N. 48-29 W. 174.53 feet to an iron pin; thence along the rear of Lot No. 297 N. 42-29 E. 36.0 feet to an iron pin; thence continuing along the rear of Lot No. 297 N. 34-50 E. 50-0 feet to an iron pin; thence along the common line of Lot No. 297 S. 65-43 E. 178.67 feet to an iron pin on the northwestern side of Oglewood Drive; thence along Oglewood Drive the following courses and distances; S. 21-42 W. 16.0 feet to an iron; S. 37-13 W. 67-02 feet to an iron pin; thence S. 42-33 W. 56-85 feet to an iron pin being the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Ben C. Sanders on June 24, 1982 to be recorded in the R.M.C. Office of Greenville County simultaneously herewith.



which has the address of 117 Oglewood 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 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.

SC70 --- 1 JN2582 119 S.0001

Vertical stamp on the right margin, partially legible as '97126'.

Vertical stamp on the right margin, partially legible as '4328 RV.2'.