

S. C.
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BOOK 1574 PAGE 868

MORTGAGE

THIS MORTGAGE is made this 9th day of July 1982, between the Mortgagor, William B. S. Pressly and Vicki H. Pressly (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 969, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand Four Hundred Ten and 40/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 20, 1992;

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:

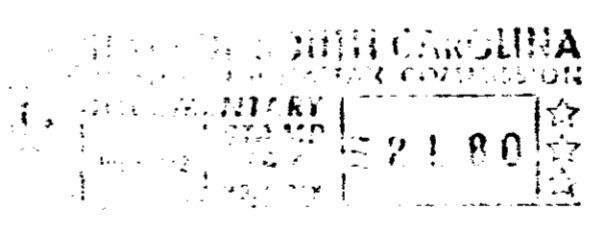
All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 7, Section IV, on a plat of Lake Forest Subdivision, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJ at Page 115, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Shannon Drive at a point 410 feet Southeast of the intersection of Shannon Drive and Lake Fairfield Drive and running thence with the line of Lot No. 8, N. 53-51 E. 194.3 feet to a pin; thence S. 34-33 E. 125.2 feet to a pin; thence with the line of Lot No. 6 S. 53-51 W. 191.7 feet to a pin on Shannon Drive; thence with the Northeastern side of Shannon Drive, N. 36-09 W. 125 feet to an iron pin, the beginning corner.

This is the same property acquired by the mortgagors herein by deed of Inez R. Harrison recorded October 17, 1975 in the RMC Office for Greenville County in Deed Book 1025, Page 950.

The lien of the within mortgage is understood to be junior in rank and priority to the mortgage lien of South Carolina Federal Savings and Loan Association recorded in Mortgage Book 1351, Page 466 and the mortgage lien of Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) recorded in Mortgage Book 1509, Page 935 of the Greenville County RMC Office.

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which has the address of 107 Shannon Drive, Greenville, SC 29615 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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