

SEP 10 2 14 PM '82
DONNIE S. TANKERSLEY
R.M.C

001 1530 20122

MORTGAGE

THIS MORTGAGE is made this 10th day of September 1982, between the Mortgagor, Kent Ernest Tatham (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is c/o August Kohn and Co., Inc., P. O. Box 225, Columbia, SC 29202 (herein "Lender").

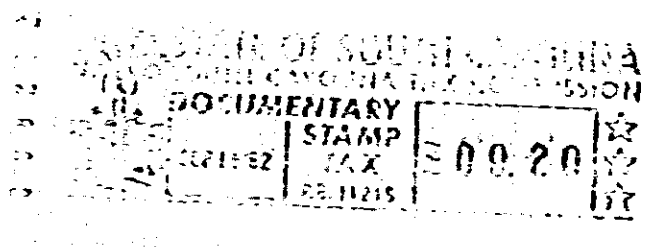
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand and No/100ths (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2002

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 County of Greenville, State of South Carolina on the southeastern side of Motor Boat Club Road and having according to a plat entitled "Survey for Kent Ernest Tatham" dated January 21, 1980 the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of Motor Boat Club Road which nail and cap is located 500 feet more or less northeast of the intersection of Lake Ridge Drive with said Motor Boat Club Road and running thence with the center line of said road, N. 68-40 E. 135 feet to a nail and bottle cap at the corner of property heretofore conveyed to Mildred Gayle Tatham (now by marriage McDavid); thence leaving Motor Boat Club Road and running with the line of property of McDavid, S. 20-49 E. 227.6 feet to an iron pin; thence S. 69-11 W. 135 feet to an iron pin; thence N. 20-49 W. 226.3 feet to a nail and bottle cap in the center line of Motor Boat Club Road, the point of beginning.

The above described property is the same acquired by the mortgagor herein by deed of E. C. Tatham, Jr. dated and recorded January 23, 1980 in the RMC Office for Greenville County, South Carolina in Deed Book 1119, Page 453.



which has the address of Route 1, Motor Boat Road, Greenville, SC 29611 (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 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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