

State of South Carolina )

County of GREENVILLE )

Third Party Mortgage FILED

BOOK 1583 PAGE 138

OCT 13 4 33 PM '82  
SOUTH CAROLINA  
R.M.C. RECORDED

Words Used In This Document

- (A) Mortgage—This document, which is dated October 12, 1982, 19 82, will be called the "Mortgage".
- (B) Borrower—Calvin E. Lursen and Sunie P. Lursen will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor—Calvin E. Lursen and Sunie P. Lursen will sometimes be called "Mortgagor" and sometimes simply "I". "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is Post Office Drawer 969, Greenville, S.C.

- (E) Note—The note, note agreement, or loan agreement signed by Borrower and dated October 12, 1982, 1982, will be called the "Note". The Note shows that the Borrower has promised to pay Lender

\$24,500.00 Dollars plus finance charges or interest at the rate of 17.5 % per year

\_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars

which the Borrower has promised to pay in full by November 5, 1992

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

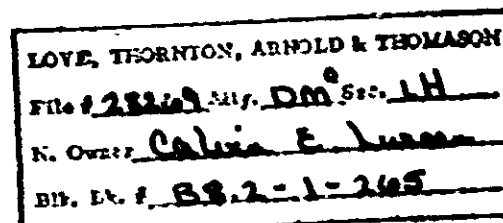
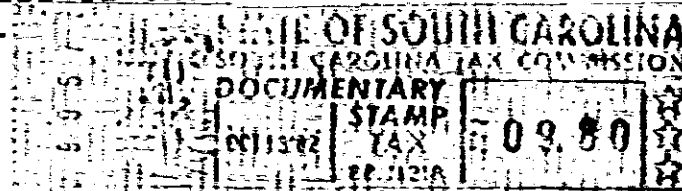
Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being shown as Lot No. 121 on a plat of Western Hills, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 98-99 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Alice Farr Drive at the joint front corner of Lots 120 and 121 and running thence with the common line of said Lots S 71-02 E 227.8 feet to an iron pin; thence N 65-21 E 173.1 feet to an iron pin; thence N 39-43 W 242.8 feet to an iron pin; thence S 66-10 W 279 feet, more or less, to an iron pin on the southeasterly side of Alice Farr Drive, thence with said Drive S 51-37 E 20 feet to an iron pin; thence around a curve in said Drive, a chord of which is S 20-22 E 63.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Henry C. Harding, dated August 3, 1963 and recorded August 12, 1963 in the Office of the RMC for Greenville County in Deed Book 729 at Page 422.



The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;