

GREENVILLE, S. C.
NOV 17 3 00 PM '82
DONNA ANNERSLEY
R.M.C.

BOOK 1338 PAGE 230

MORTGAGE

THIS MORTGAGE is made this 17th day of November 1982, between the Mortgagor, G. Robert Summers and Janet J. Summers (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and 00/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 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 December 1, 1997

*15 Nov 82
7/10/15/82*

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 139 of a subdivision known as Wellington Green, Section III, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Kenilworth Drive, joint front corner of Lots 139 and 140, and running thence with the joint line of said lots, S. 33-45 E. 175 feet to an iron pin; thence N. 56-15 E. 123.4 feet to an iron pin, joint rear corner of Lots 139 and 138; thence with the joint line of said lots, N. 33-45 W. 134.5 feet to an iron pin on the southeastern side of Kenilworth Drive; thence with said drive, following the curvature thereof, the chord of which is S. 88-46 W. 75.2 feet to an iron pin; thence continuing with said drive, S. 56-15 W. 60 feet to the point of beginning.

This is the identical property conveyed to Grantors herein by deed of Andrew Dowd Harris, Jr. and Eleanor Seal Harris, dated November 12, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1177 at page 419.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
\$ 16.00

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which has the address of 404 Kenilworth Drive Greenville, South Carolina 29607 (herein "Property Address");

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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".

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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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