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MORTGAGE

THIS MORTGAGE is made by this 9th day of December 1982, between the Mortgagor, RICHARD COX GREER AND JEAN B. GREER (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 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 January 1, 2013

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 piece, parcel or lot of land situate, lying and being on the Northern side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 17 and the Western portion of Lot No. 16 of a subdivision known as Crescent Terrace, as shown on a plat prepared by R. E. Dalton, dated July, 1936, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137, and having, according to a more recent plat prepared by Dalton & Neves Co., Engineers, dated April, 1980, entitled "Survey for Richard Cox Greer and Jean B. Greer", and recorded in the R.M.C. Office for Greenville County in Plat Book 7-Z at page 54, and also according to a more recent revision of the above entitled plat, dated December, 1982, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue in the front line of Lot No. 16, which iron pin is located 155 feet in a South-westerly direction from the Northwestern corner of the intersection of Jones Avenue and Crescent Avenue, and running thence a new line through Lot No. 16 N. 5-41 W. 275 feet to an iron pin; thence S. 89-07 W. 108.8 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence with the line of Lot No. 18 S. 5-41 E. 284.5 feet to an iron pin on the Northern side of Crescent Avenue; thence with the Northern side of Crescent Avenue N. 84-40 E. 108.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Elizabeth Blair Haynsworth Taylor, et al., dated April 30, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1125 at page 75, on May 2, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
DEC 14 1982
104.00

which has the address of 315 Crescent Avenue, Greenville, South Carolina 29605 (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.

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