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BOOK 1590 PAGE 7

# MORTGAGE

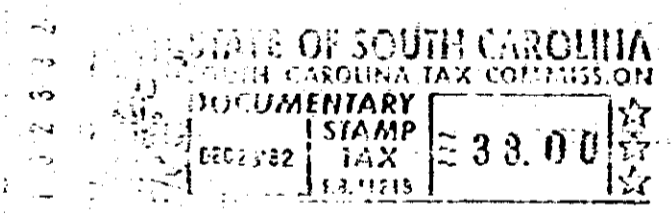
THIS MORTGAGE is made this... 22nd ... day of... December ...  
19. 82, between the Mortgagor, ... GLENN H. SPEARS AND RUTH FUGUA SPEARS ...  
..... (herein "Borrower"), and the Mortgagee, ..  
SOUTH CAROLINA NATIONAL BANK .., a corporation organized and existing  
under the laws of the United States of America, whose address is 101 Greystone  
Boulevard, Columbia, South Carolina, 29226 .. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-FIVE THOUSAND and ...  
no/100 ..... Dollars, which indebtedness is evidenced by Borrower's note  
dated... December 22, 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 in the  
State of South Carolina, County of Greenville, in Austin Township, on  
the western side of Spring Hill Drive, being shown and designated as  
Lot No. 86 on a plat of HOLLY TREE PLANTATION, PHASE I, made by Enwright  
Associates, Inc., dated May 28, 1973, recorded in the RMC Office for  
Greenville County, South Carolina, in Plat Book 4-X, Page 37, and re-  
vised April 4, 1977 and recorded in said RMC Office in Plat Book 5-P,  
Page 80, reference to which plat is hereby craved for the metes and  
bounds thereof.

The above described property is the same property conveyed to Glenn H.  
Spears by deed of Furman University dated January 28, 1982 and recorded  
in the RMC Office for Greenville County, South Carolina, on February 17,  
1982 in Deed Book 1162, Page 560, and is the same property conveyed to  
Ruth Fuqua Spears by deed of Glenn H. Spears dated December 22, 1982,  
to be recorded herewith.



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which has the address of... 105 Spring Hill Drive, Simpsonville, South Carolina,  
[Street] [City]  
.29681..... (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 improve-  
ments 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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