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BOOK 1590 PAGE 749

# MORTGAGE

THIS MORTGAGE is made this 28th day of December 1982, between the Mortgagor, Michael George and Franca George (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 202-2 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Nine Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 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 lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 61 on a plat of Stratton Place Subdivision prepared by Piedmont Engineers and recorded in Plat Book 4R, page 37, and having according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the north side of the cul de sac of Bridgeton Court, the joint front corner of Lots 60 and 61 and running thence with the joint line of said Lots, N 2-05 E, 162.3 feet to an iron pin; thence S 70-32 E, 133.3 feet to an iron pin on the western side of Bridgeton Drive; thence with the western side of said Drive S 5-14 W, 135 feet to an iron pin; thence with the intersection of Bridgeton Drive and Bridgeton Court S 50-15 W, 35.3 feet to an iron pin on the north side of Bridgeton Court; thence along the northern side of Bridgeton Court N 84-43 W, 55 feet to an iron pin; thence N 34-22 W 21.6 feet to an iron pin; thence N 56-45 W, 30 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Ursula C. Pohl, dated April 21, 1980, and recorded April 22, 1980 in Deed Book 1124, at page 427.

OFFICE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
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which has the address of 11 Bridgeton Court Greenville South Carolina 29615 (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 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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