

FILED
CO. S. C.
FEB 11 4 35 PM '83
DONNIE S. FANKERSLEY
R.M.C.

MORTGAGE

BOOK 1594 PAGE 532

THIS MORTGAGE is made this 11th day of February, 1983, between the Mortgagor, J. FRED BRUNSON, JR., and MAZIE DANIEL BRUNSON (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").

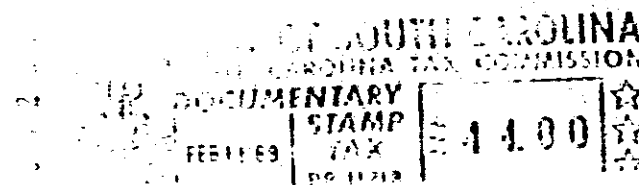
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 11, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998;

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, located, lying and being on the Southern side of Providence Court, Greenville County, South Carolina, being shown and designated as Lot No. 16 on a plat of STRATTON PLACE, Sheet 1 of 2, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 36, and having, according to a more recent survey thereof entitled "PROPERTY OF J. FRED BRUNSON, JR., and MAZIE DANIEL BRUNSON", dated February 2, 1983, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 9-N at Page 13, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern side of the right-of-way of Providence Court (said old iron pin being 110 feet, more or less, from the intersection of Providence Court and Providence Square) at the joint front corner of Lots 15 and 16 and running thence along the joint line of said lots S. 73-08 E., 148.4 feet to an old iron pin at the joint rear corner of Lots 13, 15 and 16; thence running along the joint line of Lots 13 and 16 S. 20-59 W., 122.8 feet to an old iron pin at the joint rear corner of Lots 12 and 13; thence running along the joint line of Lots 12 and 16, S. 22-48 W., 102.3 feet to an old iron pin at the joint rear corner of Lots 16 and 17; thence running along the joint line of said lots N. 20-24 W., 207.3 feet to an old iron pin on the Eastern side of the right-of-way of the cul-de-sac of Providence Court; thence running along said cul-de-sac, the radius of which is 50 feet, N. 31-46 E., 20.1 feet to an old iron pin; thence continuing along said cul-de-sac, N. 4-27 E., 40.7 feet to an old iron pin at the joint front corner of Lots 15 and 16, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lawyers Title Insurance Corporation recorded in the Greenville County RMC Office in Deed Book 1192 at Page 114 on February 11, 1983.



which has the address of 5 Providence Court, Greenville, SC 29615 (herein "Property Address");
[Street] [City] [State and Zip Code]

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.

3
5
0

4328-RV-21