

State of South Carolina)
County of Greenville)

FILED
GREENVILLE S.C.
Mortgage

BOOK 1607 PAGE 110

MAY 20 4 13 PM '83

Words Used In This Document

00N MAY 20th 1983
R.M.C.

- (A) Mortgage—This document, which is dated _____, 19 83, will be called the "Mortgage".
- (B) Mortgagor—FRANCIS K. SEARS will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is 15 South Main St., P.O. Box 969, Greenville, S. C.

- (D) Note—The note, note agreement, or loan agreement signed by Francis K. Sears and dated MAY 20th, 19 83 will be called the "Note". The Note shows that I have promised to pay Lender

\$10,000.00 Dollars plus finance charges or interest at the rate of 14.75% per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by June 1, 1987

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in Greenville Township, near the City of Greenville, County of Greenville, State of South Carolina in School District 6E and being known and designated as LOT No. 25 of Map 1 of a subdivision known as Camilla Park as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "G", at page 225.

BEGINNING at an iron pin on the East side of Beatrice Street at the joint corner of Lots 24 and 25, which point is 340 feet North of the Northeast corner of the intersection of Beatrice Street and Francis Avenue; running thence with the East side of said Beatrice Street N. 17-50 W. 69.2 feet to an iron pin, joint corner of Lots 25 and 26; thence with line of Lot 26, N. 67-48 E. 203.9 feet to an iron pin on a twenty-foot alley; thence with the Western side of said alley, S. 21-27 E. 69 feet to an iron pin, joint rear corner of Lots 24 and 25; thence along the joint line of said lots, S. 67-48 W. 208.4 feet to the beginning corner.

This being the same property conveyed by Elaine B. Fair to Francis K. Sears by deed recorded July 25, 1950 in the RMC Office for Greenville County in Deed Book 414, at page 540.

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

