

County of Greenville

Words Used In This Document

- (A) **Mortgage**—This document, which is dated June 14, 19 83, will be called the "Mortgage".
- (B) **Mortgagor**—Joe D. & Charlotte Ellison 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 P.O. Box 969 Greenville, South Carolina

- (D) **Note**—The note, note agreement, or loan agreement signed by _____ and dated June 13, 19 83 will be called the "Note". The Note shows that I have promised to pay Lender

\$13,000.00 Dollars plus finance charges or interest at the rate of 12.50 % per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by July 15, 1988

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 on the Southern side of Verner Drive, being known as Lot No. 100 on a plat of Cedar Vale, Section II, made by Piedmont Engineers and Architects, dated December 10, 1969, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 12 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southern side of Verner Drive at the joint front corner of Lots No. 99 and 100 and running thence with the common line of said lots, S. 15-19 W. 176.3 feet to an iron pin; thence N. 74-42 W. 110.0 feet to an iron pin at the joint rear corner of lots nos. 100 and 101; thence with the common line of said lots N. 15-12 E. 176.2 feet to an iron pin on the Southern side of Verner Drive; thence with the Southern side of Verner Drive S. 74-41 E. 110.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of T.C. Brogdon, Jr. and Bobbie H. Brogdon, recorded in Deed Book 1077 at Page 749, on April 25, 1978 in the R.M.C. Office for Greenville County.

This mortgage is junior in lien to a first mortgage given to Fidelity Federal Savings and Loan, from Joe D. and Charlotte Ellison, dated April 24, 1978, and recorded on the R.M.C. Office for Greenville County, in REM Book 1429 at Page 931.

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.

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