

County of GREENVILLE

JUL 19 '83 12 04 PM '83

Words Used In This Document

- DONNIE S. TALKERSLEY July 7, 19 83**
R.H.C.
- (A) **Mortgage**—This document, which is dated July 7, 19 83, will be called the "Mortgage".
 - (B) **Borrower**—JUANITA H. DAVIS will be called "Borrower" and refers to the person(s) who signed the Note.
 - (C) **Mortgagor**—JUANITA H. DAVIS will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
 - (D) **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 2615 North Pleasantburg Drive, Greenville, S.C. 29609

- (E) **Note**—The note, note agreement, or loan agreement signed by Borrower and dated July 7, 19 83, will be called the "Note". The Note shows that the Borrower has promised to pay Lender

15,829.41 Dollars plus finance charges or interest at the rate of 13.5 % per year
 _____ Dollars plus a finance charge of _____ Dollars
 which the Borrower has promised to pay in full by July 20, 1988

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

- (F) **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 the Borrower the money for which the Borrower 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:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) the Borrower fails to keep all of the other promises and agreements under the Note.
- (C) I fail to keep the promises and agreements which I make in this Mortgage.

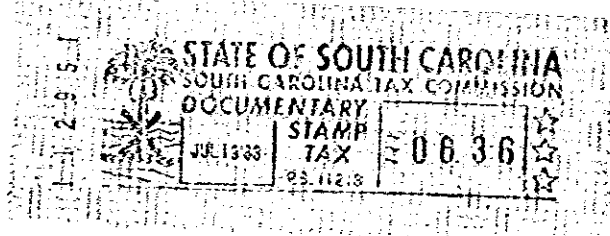
This Mortgage secures any renewals, extensions, and/or modifications of the Note.

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 situate, lying and being on the Northern side of Lamont Lane, in Greenville County, South Carolina, with building and improvements thereon, being shown as Lot No. 7 on a Plat of LEE HEIGHTS, a revision of Lots Nos. 30 through 34, Dixie Farms, made by Campbell & Clarkson, Surveyors, dated December 6, 1967, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW page 7, reference to which is hereby crazed for the metes and bounds thereof.

The above described property is the same conveyed to the Mortgagor and Jimmy H. Davis, by deed of LINDSAY BUILDERS Inc., dated and recorded December 20, 1968, said deed having been recorded in the RMC Office for Greenville County. Jimmy H. Davis having died intestate on Dec 5, 1980 as will appear by an examination of Apartment 1637, File 2 of the Greenville County Probate Court. His heirs having deeded their interest in the real estate to Juanita Davis by deed dated June 14, 1982 and recorded in Deed Book 1168, Page 568 in the RMC Office of Greenville County.



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;

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