

FILED
GREENVILLE S.C.

JUL 29 12 42 PM '83

DONNIE S. SANDERSLEY
R.M.C.

P. O. Box 2568 Box 1618 340
Greenville, S.C. 29602

MORTGAGE

THIS MORTGAGE is made this 29th day of July 1983 between the Mortgagor, John Terrell Mills and Caroline Q. Mills (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, its successors and assigns, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 2568, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand Three Hundred and No/100 (\$55,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 August 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, City of Greenville, being shown and designated as Lot 22 on plat of Property of Parrish, Gower and Martin, which plat is recorded in Plat Book G, at page 197, and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the Mortgagors herein by deed of John P. Howard, Jr. and Jan Robinson Howard, to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
GREENVILLE, SOUTH CAROLINA
JUL 29 1983
BOOK 2212

which has the address of 507 Watts Avenue, Greenville (City)
South Carolina 29601 (herein "Property Address");
(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 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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