

State of South Carolina)
County of GREENVILLE)
Words Used In This Document

FILED
GREENVILLE
Mortgage Book 3 Page 1478
JUN 11 1983
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- (A) Mortgage—This document, which is dated August 1, 1983, will be called the "Mortgage".
- (B) Mortgagor—Paul B. & Karis K. Wickensimer 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 Greenville, South Carolina

- (D) Note—The note, note agreement, or loan agreement signed by Paul B. and Karis K. Wickensimer and dated August 1, 1983, will be called the "Note". The Note shows that I have promised to pay Lender

\$10,193.08 Dollars plus finance charges or interest at the rate of 13.5% per year

_____ Dollars plus a finance charge of _____ Dollars

which I have promised to pay in full by _____

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 lot of land with the buildings and improvements thereon, situate on the west side of Lisa Drive, near the City of Greenville, Greenville County, South Carolina being shown as Lot 25 on plat of Wade Hampton Terrace made by Dalton & Neves, Engineers, March, 1955, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lisa Drive, at joint front corner of Lots 24 and 25, and running thence along line of Lot 24, S73-0° W 154.9 feet to an iron pin; thence N 15-16 W 100.05 feet to an iron pin; thence with the line of Lot 26, N 73-09 E 152.4 feet to an iron pin on the western side of Lisa Drive; thence with Lisa Drive S 16-51 E 100 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of William R. and Jennie M. Miller as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1110, Page 461, on August 30, 1979.

This mortgage is junior and second in lien to that certain note and mortgage given to Greer Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1478, Page 803 on August 30, 1979.

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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