

FILED
GREENVILLE

MORTGAGE

1983 1021 10/08

AUG 17 3 47 PM '83

THIS MORTGAGE is made this 18th day of August 1983, between the Mortgagor, G. Dennis Sims and Kay C. Sims (herein "Borrower"), and the Mortgagee, The Citizens and Southern National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 727, Columbia, South Carolina 29222 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-two thousand and no/100ths (\$82,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 September 1, 1988. (Ballon)
 JDS
KCS

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 piece, parcel or lot of land lying and being near the Town of Simpsonville, Greenville County, State of South Carolina and being known and designated as Lot 341, Poinsettia Subdivision, Section 5, and having, according to a plat prepared by Piedmont Engineers dated July 22, 1974 and recorded in the RMC Office in Plat Book 5P at Page 34, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 340 and 341 and running thence along the common lot line S 88-56 W, 155.03 feet to an iron pin at the joint rear corner of Lots 341 and 342; thence S 10-58 E, 42.66 feet to an iron pin; thence S 41-00 W, 30 feet to an iron pin; thence S 57-36 E, 165.28 feet to an iron pin in the western side of Hillpine Drive; thence northerly along Hillpine Drive N 36-22 E, 16.31 feet to an iron pin; N 19-27 E, 76.73 feet to an iron pin; thence N 1-46 E, 36.5 feet to an iron pin; thence N 15-26 W, 35.31 feet to the point of beginning.

DERIVATION: Deed of Citizens and Southern National Bank of SC recorded in Deed Book 1194 at Page 658 in the Greenville County RMC Office recorded herewith.

which has the address of 504 Hillpine Drive, Simpsonville, SC 29681
(Street) (City)
..... (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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