

FILED  
S.C.  
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# MORTGAGE

1047-303

THIS MORTGAGE is made this 3rd day of February 1984, between the Mortgagor, MALLORY M. WALDEN (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the United States of America, whose address is P. O. BOX 2568, Greenville, S. C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FIVE THOUSAND AND NO/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 those pieces, parcels or tracts of land situate, lying and being in the County of Greenville, State of South Carolina, with all improvements thereon, being known and designated as Tracts Nos. 472, 473 & 474, as shown on plat of Property of Mallory M. Walden made by James Ralph Freeland, Engineer, 7/18/83, revised 10/26/83 and February 3, 1984, and having according to said plat the following courses and distances, to wit:

BEGINNING at iron pin on East Lake Shore Drive, joint front corner of Lots 472 & 471, and running thence along said joint line of said lots N. 42-16 E. 133.58 feet to iron pin; running thence S. 64-25 E. 70.26 feet to iron pin; running thence S. 57-53 E. 54.79 feet; running thence S. 11-22 E. 54.96 feet to iron pin at the joint rear corner of Lots 474 & 475; running thence S. 53-23 W. 138.70 feet to iron pin on Lake Shore Drive; thence with the right of way of East Lake Shore Drive N. 45-15 W. 49.94 feet, N. 45-24 W. 50 feet, N. 46-09 W. 38.89 feet to iron pin, beginning corner.

Lot No. 472 being same property conveyed to Mortgagor by Margie M. Gray recorded 6/1/83 in Deed Book 1189, page 406.

Lots Nos. 473 and 474 conveyed to Mortgagor by Jeanne Middleton recorded 9/10/82 in Deed Book 1173, page 622.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX \$ 22.00

which has the address of Lots 472, 473, 474 Lake Lanier Landrum (City) S. C. 29356 (State and Zip Code) (herein "Property Address");

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 seised 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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