

State of South Carolina)
County of Greenville)

GREENVILLE COUNTY, S.C.
FEB 11 11 32 AM '84
Mortgage
R.H.C. MOORE

Vol 1048 Page 274

Words Used In This Document

- (A) Mortgage—This document, which is dated Jan. 18, 19 84, will be called the "Mortgage".
Janice Allison
- (B) Mortgagor—William L. Allison Jr & 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 P. O. Box 969 Greenville, S.C.
- (D) Note—The note, note agreement, or loan agreement signed by William L. Allison, Jr. & Janice Allison and dated Jan. 18, 19 84, will be called the "Note". The Note shows that I have promised to pay Lender
- \$17,508.64 Dollars plus finance charges or interest at the rate of 15.00 % 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 certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, being shown as 2.0 acres, on plat entitled "Property of William L. Allison, Jr. and Janice Allison", prepared by R.B. Bruce, RLS, dated 11 September, 1980, recorded in the RMC Office for Greenville County, S.C. in the Plat Book "8-E", at page 54, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of an ingress and egress easement as shown on said plat, said iron pin being S. 36-00 W. 350 feet from the center line of Scuffletown Road, and running thence with the westerly side of said easement S. 36-00 W. 650 feet to an iron pin; running thence N. 30-11 W. 168.5 feet to an iron pin, running thence N. 38-58 E. 600 feet to an iron pin, running thence S. 46-01 E. 124.3 feet to an iron pin, the point of BEGINNING.

ALSO: A right of way easement for the purpose of ingress and egress on the easterly side of the above described property, having the following metes and bounds, to wit:
BEGINNING at a point in the center line of Scuffletown Road, and running thence S. 36-00 W. 350 feet to an iron pin at corner of property conveyed to William L. Allison, Jr. and Janice Allison; thence continuing S. 36-00 W. with the Allison line 650 feet to an iron pin; thence S. 30-11 E. 30 feet to an iron pin on the easterly side of said easement; running thence N. 36-00 E. 1,000 feet to a point in the center line of Scuffletown Road; thence with the center line of said Road, N. 46-01 W. 30 feet to the point of BEGINNING. The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises. The within is a portion of the property heretofore conveyed to the grantor by deed of Octavia Cook, dated 8 December 1977, recorded 16 December 1977, RMC Office for Greenville County, S.C., in Deed Book 1070, at Page 324.

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.

0275

4328-RV-21