

MORTGAGE

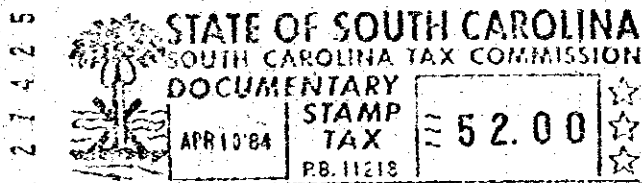
Vol. 1630 No. 636

THIS MORTGAGE is made this 9th day of April 1984 between the Mortgagor, Deborah R. Fischer (herein "Borrower"), and the Mortgagee, The First National Bank of South Carolina, 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 One Hundred Thirty Thousand and no/100 (\$130,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 May 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 that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being within the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 3 and the Western portion of Lot No. 4 of Addition No. 1 to Forest Hills, as shown on a plat made by Dalton & Neves Engineers dated March, 1937, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book D, at pages 226 and 227 and being shown and designated as Lot No. 3 and the Western portion of Lot No. 4 on a more recent plat of "Property of Deborah R. Fischer" prepared by Carolina Surveying Co., dated April 5, 1984 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10L at Page 60 and having such courses and distances as will appear on said more recent plat.



This is the same property conveyed to the mortgagor by deed of Thomas D. Whitmire, 111 and Sarah S. Whitmire dated April 6, 1982 and recorded herewith.

which has the address of 714 Crescent Avenue, Greenville, South Carolina 29601 (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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