

MORTGAGE

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THIS MORTGAGE is made this 12th day of April 1984, between the Mortgagor, R. David Mursch and Constance L. Mursch, Mortgage corporation, a corporation organized and existing under the laws of State of South Carolina, whose address is PO. Drawer F-20, Florence, South Carolina, 29503, (herein "Lender").

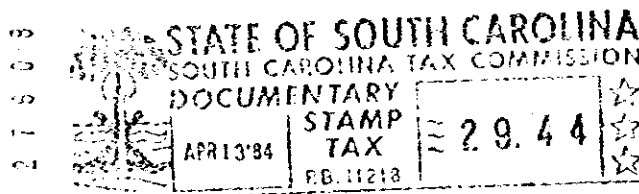
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-three thousand Six Hundred and no/100 (\$73,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 situate, lying, and being in the State of South Carolina, County of Greenville, containing 3.61 acres, more or less, according to a survey prepared by Tri-State Surveyors dated March 30, 1984, recorded in the RMC Office for Greenville County in Plat Book 10-N at Page 6 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Adams Mill Road approximately one-half mile from the intersection with Five Forks Road, and running thence along Adams Mill Road S. 21-00 E. 118.2 feet to an iron pin; thence N. 77-15 W. 297.1 feet to an iron pin; thence S. 42-07 W. 339.7 feet to an iron pin; thence N. 67-55 W. 150 feet to an iron pin; thence N. 67-22 W. 86.0 feet to an iron pin; thence along a branch, the traverse of which is N. 27-15 E. 238 feet, N. 52-30 E. 128 feet, and No. 10-30 E. 73 feet; thence N. 66-28 E. 72.1 feet to an iron pin; thence S. 65-42 E. 228.8 feet to an iron pin; thence S. 65-29 E. 214.4 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors herein by deed of Paul Anthony Campbell dated April 12, 1984, and by deed of W. Daniel Yarborough, Master in Equity, dated April 11, 1984, both deeds being recorded simultaneously herewith.



The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider was a part thereof.

which has the address of Route 5, Adams Mill Road, Simpsonville, SC 29681 (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 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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