

State of South Carolina

County of GREENVILLE

Mortgage

VOL 1005 320

Words Used In This Document

- (A) Mortgage—This document, which is dated May 21, 19 84, will be called the "Mortgage".
- (B) Mortgagor—Betty C. Elliott 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 15 S. MAIN ST GREENVILLE SC

- (D) Note—The note, note agreement, or loan agreement signed by Betty C. Elliott and dated MAY 21, 1984, will be called the "Note". The Note shows that I have promised to pay Lender

_____ Dollars plus finance charges or interest at the rate of _____ % per year

5000.00 Dollars plus a finance charge of 813.64 Dollars

which I have promised to pay in full by JUNE 20, 1986

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 lot of land, with all improvements thereon situate, lying and being in Greenville County, S. C. and being known and designated as Lot 126 of Westcliffe, Section 3, as shown on plat thereof by Piedmont Engineers & Architects recorded in the RMC Office for Greenville County in Plat Book JJJ at pages 72 & 73, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeastern side of Coralvine Court at the joint corner of Lots 126 & 123, and running thence with the line of Lot 125, N15-25 E 180 feet to an iron pin at the joint rear corner of lots 126 and 125; thence S 85-12 W 138.4 feet to an iron pin at the joint rear corner of Lots 126 and 127; thence with the line of Lot 137, S 13-15 W 137.3 feet to an iron pin at the joint front corner of Lots 126 and 127 on the notheastern side of Coralvine Court; thence with the northeastern side of Coralvine Court, S 76-55 E 125 Feet to the point of beginning.

Also: All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, S C and being a portion of the lot 125 of Westcliffe, Section 3, which entire lot is shown on the subdivision plat by Piedmont Engineers & Architects recorded in the RMC Office For Greenville County in Plat Book JJJ, pages 72 & 73, with the portion of said lot hereby conveyed having the following metes and bounds according to an unrecorded plat therof dated Aug. 8, 1973, by JonesEngineering Service entitled "Revision of Lots 124 & 125 Westcliffe": BEGINNING at an iron pin on the northeastern side of Coralvine Ct at the joint front corner of Lots 125 & 126, and running thence with the line of Lot 126 N 15-25 E 180 feet to an iron pin at the joint reat corner of lots 125 & 126; thence S 61-09 R 121.2 ft to a new iron pin; thence in a new line S 32-12 W 167.1 ft to an iron pin on

The Property also includes the following: SEE REVERSE

- (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.

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