

FILED
GREENVILLE S.C.
JUN 27 2 19 PM '84
DEPT. OF REVENUE

MORTGAGE

THIS MORTGAGE is made this 25th day of June 1984, between the Mortgagor, Herbert W. Speck and Marsha L. Speck (herein "Borrower"), and the Mortgagee, National Bank South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 101 Greystone Boulevard, Room 260, Columbia, S.C. 29226 (herein "Lender").

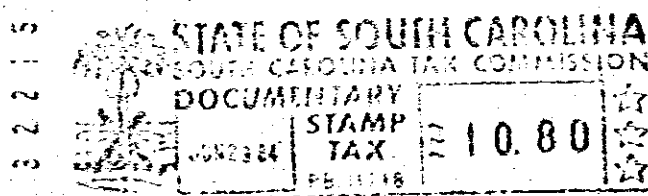
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and no/10- (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 and lot of land in Greenville County, South Carolina, in Taylors, S.C., being shown as Lot No. 20 on a plat of Section 1 of Chick Springs, recorded in Plat Book TTT, at page 71, and being shown on a more recent plat dated June 28, 1984, drawn by Richard D. Wooten, Jr., RLS, entitled "Property of Herbert W. Speck and Marsha L. Speck", as recorded in the REC Office for Greenville County, S.C., in Plat Book 10-5, at page 59, and having according to said plats, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 19 and 20 on Hill Street (now Circle Street), and running thence N.37-23W., 95 feet to the joint rear corner of Lots Nos. 19 and 20; thence N.52-37E., 60 feet; thence S.37-23E., 95 feet; thence S.52-37W., 60 feet with Hill Street (now Circle Street), to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Harold M. Woods, dated September 17, 1983, as recorded in the REC Office for Greenville County, S.C., on September 19, 1983, in Deed Book 1196, at page 552.



which has the address of 7 Circle Street Taylors, South Carolina 29687 (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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