

Mortgage Of Real Estate

State of South Carolina }
County of GREENVILLE }

This Mortgage is made this 6th day of August, 19 84, between the Mortgagor, HOPE TIGNER CULPEPPER, D.M.D. a _____ organized and existing under and by virtue of the laws of the State of _____ (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is P.O. Drawer 969, Greenville, S.C. 29602 (herein "Lender").

Borrower is indebted to Lender in the principal sum of Twenty One Thousand & no/100ths (\$21,000.00) * * * * * Dollars, which indebtedness is evidenced by Borrower's note dated _____ (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 6, 1989.

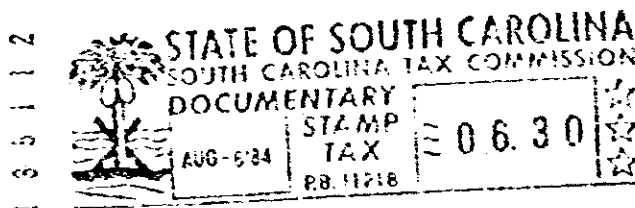
To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and 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 17 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, being shown as an unnumbered lot on a plat of **LAKE SHORE ACRES** prepared by Jones & Sutherland, Engineers, September 8, 1958, and recorded in the R.M.C. Office for Greenville County in **Plat Book MM at Page 43** and described as follows:

BEGINNING on Tolbert line at the southwest corner of Lot 24 and running thence along Tolbert line N. 85-30 W. 150 feet to an iron pin on Air Base Road, thence along Air Base Road N. 0-10 W. 150 feet, more or less, to a point, thence S. 85-30 E. 150 feet to the northwest corner of Lot 24, thence along Lot 24 S. 1 W. 150 feet to the beginning corner.

THIS property is the identical property conveyed to Morgagor herein by deed of Mabry R. Gillespie Butler and recorded in the R.M.C. Office for Greenville County in **Deed Book 1024 at Page 128** on February 3, 1975.

THIS lien is second and junior to that lien created by that certain Mortgage of Morgagor herein to Mortgagee herein in the original sum of \$50,000.00 as recorded in the R.M.C. Office for Greenville County in **Mortgage Book 1389 at Page 452** on February 17, 1977.



which has the address of 409 Donaldson Road, Greenville, _____ (City)
South Carolina 29605 (herein Property Address).
(State and Zip Code)

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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