

MORTGAGE

COUNTY OF GREENVILLE

THIS MORTGAGE is made this 14th day of August 1984, between the Mortgagor Douglas G. Davis (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two thousand three hundred two and 92/100 Dollars, which indebtedness is evidenced by Borrower's Note dated August 14, 1984 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on per note of even date. This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

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 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 lots of land lying and being situate in the State of South Carolina, County of Greenville, and being known and designated as Lots 11, 12, 13, 14 and 15 of Block "D" of plat of Sunny Slope made by R. E. Dalton, Engineer, May, 1919, and recorded in the R.M.C. Office for Greenville County in Plat Book "F", page 86, reference to which is hereby made for a more complete and accurate description."

THIS BEING THE SAME PROPERTY conveyed unto the Mortgagor herein by deed of C. W. Belcher, dated August 14, 1984 and recorded simultaneously with this mortgage in the R.M.C. Office for Greenville County, South Carolina.



which has the address of (Street) (City) (State and Zip Code) (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, except as herein noted, 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, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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