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GREENVILLE S.C.
OCT 17 3 45 PM '84
DONNA W. WILKINS
R.M.C.

Home Mail Co
DON VAW RIPLEY
Suite 3 700 E. NORTH ST.
Greenville SC 29601

VOL 1685 PAGE 922

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MORTGAGE

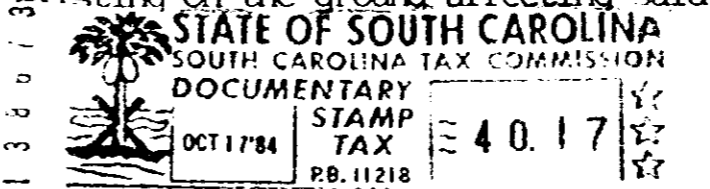
THIS MORTGAGE ("Security Instrument") is given on October 17 1984. The mortgagor is Barbara M. and John Kenneth Nickles ("Borrower"). This Security Instrument is given to South Carolina National Bank, A National Banking Association, which is organized and existing under the laws of The United States of America and whose address is 101 Greystone Boulevard, Room 260, Columbia, SC 29226 ("Lender"). Borrower owes Lender the principal sum of One Hundred and Thirty Three Thousand and Nine Hundred & 00/100 Dollars (U.S. \$ 133,900.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 1, 2014 AD. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in GREENVILLE County, South Carolina:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of West Seven Oaks Drive in Gantt Township, Greenville County, South Carolina being known and designated as Lot No. 41 as shown on a plat entitled CHANTICLEER, SECTION I, made by R. K. Campbell dated September 29, 1962, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book YY at Page 97, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Seven Oaks Drive at the joint front corner of lots nos. 41 and 40 and running thence along the common line of said lots, N. 17-35 E. 143 feet to an iron pin; thence N. 43-39 W. 146.6 feet to an iron pin at the joint rear corner of lots nos. 41 and 42; thence along the common line of said lots, S. 16-17 W. 191 feet to an iron pin on the northern side of West Seven Oaks Drive; thence with the northern side of West Seven Oaks Drive, S. 68-31 E. 60 feet to an iron pin and S. 63-52 E. 65 feet to an iron pin, the point of beginning.

The above preoperty is the same property previously conveyed by deed of James E. Lipscombe Jr., and Anne M. Lipscombe, in Deed Book 1158 at Page 240, to Charles and Lynn Yoder; and which was conveyed to the mortgagors by deed the Yoders recorded simultaneously with this instrument.

The mortgage is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.



which has the address of 147 W Seven Oaks (Street) Greenville (City) South Carolina 29605 ("Property Address"); [Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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