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FILED
GREENVILLE CO. S.C.
JUL 17 11 07 AM '81
DONALD E. HAYNSWORTH
R.M.C.

BOOK 75 PAGE 4389
1517 PAGE 199

MORTGAGE

THIS MORTGAGE is made this 16th day of July 1981, between the Mortgagor, Jean W. James (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Five Thousand and no/100-- (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1981 (herein "Note"), providing for principal and interest.

BEGINNING at an iron pin on the northerly side of Ravenwood Lane at the joint front corner of Lots Nos. 40 and 41 and running with Lot No. 40 N. 52-46 E. 184.56 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence with Lots Nos. 38 and 37, S. 51-41 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with Lot 42 S. 63-49 W. 217.75 feet to an iron pin on the northerly side of Ravenwood Lane; thence with said Lane, the following courses and distances, to wit: N. 18-43 W. 40 feet, N. 69-02 W. 44.6 feet and N. 32-02 W. 27.8 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Donald E. Franklin, dated June 3, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1150, at Page 133, on June 17, 1981.

David L. Boardman
David L. Boardman, Esq.
Proton.
First National Bank of South Carolina
11968

FILED
GREENVILLE CO. S.C.
NOV 13 12 41 PM '81
DONALD E. HAYNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 16 1981
REVENUE
33.00

Haynsworth
NOV 13 1981

which has the address of Ravenwood Drive, Holly Tree Simpsonville, S. C.
(Street) (City)
29681 (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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