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MORTGAGE OF REAL ESTATE—Office of W. H. Hargett, Jr., Recorder & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PIERRE E. AUDRAIN AND SIMONE L.

AUDRAIN (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifty Four Thousand and No/100 ----- DOLLARS (\$ 54,000.00)
with interest thereon from date at the rate of 8 3/4% per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$443.97, with the first of such installments due on September 24, 1978, and the final installment on August 24, 2003.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

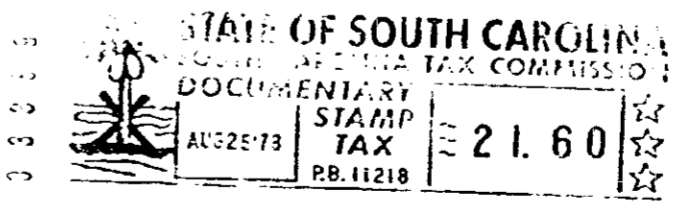
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being on the Northern side of Willow Pond Lane, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 11 as shown on plat entitled Willow Pond Subdivision, prepared by Heaner Engineering Company, dated February 11, 1974, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Willow Pond Lane at the joint front corner of Lots Nos. 10 and 11 and running thence with the line of Lot No. 10, N. 4-17-21 W. 170.0 feet to an iron pin in the line of Lot No. 13; thence with the line of Lot No. 13, N. 85-42-39 E. 145.00 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence with the line of Lot No. 12, S. 45-10-18 W. 138.40 feet to an iron pin on the Northern side of Willow Pond Lane; thence with the Northern side of Willow Pond Lane, the following courses and distances, to-wit: N. 69-43-56 W. 198.63 feet to an iron pin; N. 85-42-39 E. 75.00 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of The Douglas Company, dated August 24, 1978, and recorded on August 24, 1978, in the Office of the RMC for Greenville County, S. C. in Deed Book 1086 at Page 111.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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