

P.O. Box 168
Columbia, SC 29202

FILED
S. C.
FEB 22 1980
GREENVILLE

MORTGAGE

REC-1496 424

THIS MORTGAGE is made this 22nd day of February, 1980, between the Mortgagor, RICHARD D. SAMPERE (herein "Borrower"), and the Mortgagee, SOUTH CAROLINA NATIONAL BANK, a corporation organized and existing under the laws of The United States of America whose address is Post Office Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight Thousand, Nine Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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 21 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 known and designated as Lot 148 on plat of Devenger Place, Section No. 9, as shown on plat recorded in the RMC Office for Greenville County, SC in Plat Book 6H at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Bloomfield Court, joint front corner of Lots 148 and 106, and running thence along the common line of said Lots, S. 57-19 W. 164.9 feet to an iron pin; thence turning and running along the common line of Lots 200 and 148, N. 55-36 W. 54.4 feet to an iron pin, joint rear corner of Lots 147 and 148; thence turning and running along the common line of said Lots, N. 39-02 E. 190.5 feet to an iron pin, joint front corner of Lots 147 and 148; thence turning and running along the Southeastern side of Bloomfield Court, S. 35-25 E. 110.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of John A. Bolen, Inc., of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 23.00

which has the address of Lot 148, Devenger Place, Section 9, Greer, South Carolina,
[Street] [City]
29651 (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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