31

O•

GREENVIL TO S. C

JUL 29 3 52 PMORTGAGE

DONNIE S. TAMPERSLEY R.M.C

THIS MORTGAGE is made this. 29th day of July.

1983, between the Mortgagor, DENNIS C. EDWARDS and ROBERTA F. EDWARDS.

(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 Post Office Box 225, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY THREE THOUSAND, TWO HUNDRED and No/100(\$83,200.00)...Dollars, which indebtedness is evidenced by Borrower's note dated. July 29, 1983.....(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013......

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 No. 36 on plat of BROOKFIELD WEST, Section II, recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 88, and being further shown on a more recent plat made by Freeland & Associates, dated July 28, 1983, entitled "Property of Dennis C. Edwards and Roberta F. Edwards," and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brynhurst Court, joint corner of Lots 35 and 36, and running thence with the common line of said lots, S. 26-35 E. 132.21 feet to an iron pin; thence turning and running along the line of Lot 37, S. 72-36 W. 148.14 feet to an iron pin on the eastern side of Gilderbrook Road; thence turning and running along the eastern side of Gilderbrook Road, N. 17-24 W. 85 feet to an iron pin at the intersection of said Gilderbrook Road with Brynhurst Court; thence turning and running with the intersection of said Road and Court, N. 23-01 E. 38.07 feet to an iron pin on the southern side of Brynhurst Court; thence turning and running along said Brynhurst Court, N. 63-25 E. 103.71 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of James Leary Builders, Inc., dated July 29, 1983, and recorded herewith.

The second of th

which has the address of 2 Brynhurst Court, Greenville, South Carolina 29615, [Street]

......(herein "Property Address");
[State and Eig 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 seised of the estate hereby conveyed and has the right to mortgage, egrant 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, casements or restrictions. Itsted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.