

FILED  
GREENVILLE, S.C.  
JUN 15 3 10 PM '84  
DONNIE W. WILKERSLEY  
R.M.C.

# Mortgage Of Real Estate

State of South Carolina }  
County of GREENVILLE }

This Mortgage is made this 13th day of June, 19 84, between the Mortgagor, S. T. Peden, Jr. a \_\_\_\_\_ organized and existing under and by virtue of the laws of the State of \_\_\_\_\_ (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America whose address is 15 South Main Street, Greenville, South Carolina (herein "Lender").

Borrower is indebted to Lender in the principal sum of Five Thousand Five Hundred and 00/100 (\$5,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1984 (herein "Note"), providing for repayment of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 13, 1987.

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 lot of land in Greenville County, State of South Carolina, being shown as lot 49 on a plat of Glendale Heights, recorded in Plat Book KK at Page 143 in the RMC Office for Greenville County, said lot fronting on Knox Street. For a more complete description reference is made to said plat.

Derivation: See Deed of Joseph D. and Virginia C. Campbell dated May 26, 1971 and recorded May 26, 1971 in Deed Book 916, Page 252, RMC Office of Greenville, South Carolina.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN 15 1984  
STAMP TAX  
PB 11218  
02.20

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which has the address of 10 Knox Street Greenville  
(Street) (City)  
South Carolina (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 seised 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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