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MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Bernard Puard and Alexiane A.

Puard (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 One Thousand and No/100 ----- DOLLARS (\$ 51,000.00) 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 \$419.31, with the first of such monthly installments due on February 27, 1978, and the final installment on January 28, 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 piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, on the northeastern side of Longstreet Drive, being known and designated as Lot No. 121 on a Plat entitled "Devenger Place, Section No. "2" prepared by Dalton & Neves Co., Engineers, dated October, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, at Page 8, having the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Longstreet Drive at the joint front corners of Lots Nos. 120 and 121 and running thence along Longstreet Drive N. 47-08 W. 80 feet to a point at the joint front corners of Lots 121 and 122; thence N. 46-49 E. 253.2 feet to a point; thence S. 11-58 E. 160.5 feet to a point; thence running along the common line of Lots 120 and 121 S. 66-04 W. 174.2 feet to the point of beginning

This property is subject to restrictions recorded in Deed Book 987 at Page 279 and also to all rights-of-way, easements, conditions, and any other reservations of record, affecting the property.

This is the same property conveyed to the Mortgagors herein by deed of Larry P. McCartney and Peggy N. McCartney, dated January 27, 1978 and recorded January 27, 1978 in the Office of the BMC for Greenville County, South Carolina in Deed Book 1072 at Page 694.

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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