

State of South Carolina **MAR 28 1984** Mortgage

Vol 1884 Page 234

County of _____

Words Used In This Document

- (A) Mortgage—This document, which is dated March 15, 1984, will be called the "Mortgage".
- (B) Mortgagor—James W. Renner will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.
- Lender's address is POB 969, Greenville SC. 29602
- (D) Note—The note, note agreement, or loan agreement signed by James W. Renner and dated March 15, 1984, will be called the "Note". The Note shows that I have promised to pay Lender

_____ Dollars plus finance charges or interest at the rate of _____% per year

4642.77 Dollars plus a finance charge of 1876.83 Dollars

which I have promised to pay in full by May 4, 1989

If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the north side of Greenville-Greer Highway near Paris Station, being known and designated as the eastern one-half of Lot No. 12, all of Lot No. 13 and the western one-half of Lot No. 14, as shown on plat of lands of P.L. Bruce and C.O. Berry, made by S.C. Moon, and recorded in the R.M.C. Office for Greenville County in Plat Book J, Page 54, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Greenville-Greer Highway in the middle of southern line of Lot No. 12, at corner of lot conveyed to Perry E. Lindsey, and running thence along line of said Lindsey lot in a northwesterly direction 200 feet to an iron pin in line of Lot No. 21; thence along line of said Lot No. 21 in a northeasterly direction 100 feet to an iron pin in center of rear line of Lot No. 14; thence a new line through Lot No. 14 in a southeasterly direction 200 feet to an iron pin on the north side of Greenville-Greer Highway; thence along said north side of Greenville-Greer Highway in a southwesterly direction 100 feet to the beginning corner; being the same conveyed to me by William Rufus Seay by his deed dated May 14th, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 381 at Page 242.

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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
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The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to terms of this Mortgage.

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