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DONNIE J. HARRISLEY
R.M.C.

BOOK 1532 PAGE 608

MORTGAGE

THIS MORTGAGE is made this 16th day of February, 1981, between the Mortgagor, Richard J. Slaton and Susie L. Slaton, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Seven Thousand, Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1981, (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, 2011;

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. 69 of a subdivision known as Pebble Creek, Phase IV, Section II, as shown on a plat thereof prepared by Loudon C. Hoffman Associates and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7C at Page 47, and also as shown on a plat entitled "Property of Richard J. Slaton and Susie L. Slaton" dated February 11, 1981, prepared by Carolina Surveying Company and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pebble Stone Lane, joint corner of Lots 62 and 69, and running thence along Pebble Stone Lane N. 83-48 W. 155.0 feet to a point; thence N. 6-12 E. 25.0 feet to a point; thence N. 12-31 W. 32.10 feet to a point along the joint corner of Lots 69 and 70; thence running along the line of Lots 69 and 70 N. 58-45 E. 140.22 feet to a point; thence S. 32-58 E. 91.25 feet to a point; thence S. 9-12 W. 70.0 feet to a point on Pebble Stone Lane, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Gatewood Builders, Inc. dated February 16, 1981, to be recorded herewith.

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which has the address of Pebble Stone Lane Taylors,
(Street) (City)
South Carolina 29687
(State and Zip Code) (herein "Property Address");

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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