

LONG, BLACK & GASTON

MORTGAGE

BOOK 1553 PAGE 807

REC'D
12 05 PM '81
S.C.

THIS MORTGAGE is made this 15th day of December 1981, between the Mortgagor, W. BRUCE PATERSON AND MARGARET C. PATERSON (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

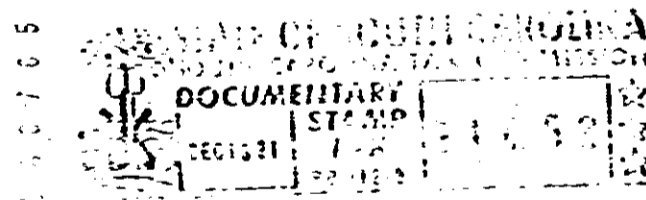
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SIX THOUSAND TWO HUNDRED TWO DOLLARS AND 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009

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 in Paris Mountain Township, Greenville County, State of South Carolina, being designated as Lot No. 17 of Section Two of a subdivision of the property of Blue Ridge Realty Company, Inc., known as "Fenwick Heights", the same as shown on a plat thereof prepared by Piedmont Engineering Service, March, 1959, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 44 and 45 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairlawn Circle, joint front corner of Lots 17 and 18; running thence with joint line of said lots, S. 27-25 E. 156.1 feet to an iron pin; thence S. 65-54 W. 110.1 feet to an iron pin, joint rear corner of Lots 16 and 17; thence with the joint line of said lots, N. 27-25 W. 149.5 feet to an iron pin on the southern side of Fairlawn Circle; thence with said street, N. 62-27 E. 110 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of James G. Meek, Jr., dated December 15, 1981, and recorded simultaneously herewith.



which has the address of 3 Fairlawn Circle Greenville, South Carolina 29611 (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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