

FILED
G.F.F. CO. S.C.

BOOK 1564 PAGE 77

FEB 13 3 36 PM '82

JOHN J. ANNERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of February, 1982, between the Mortgagor, Peter A. Stipp and Nancy F. Stipp, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

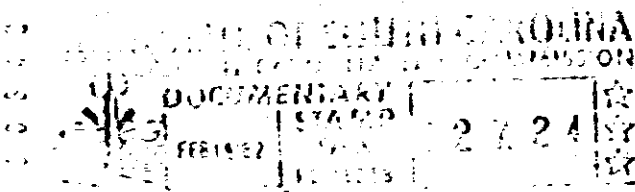
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Eight Thousand One Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 19, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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 piece, parcel or lot of land situate, lying and being on the southeastern side of the cul-de-sac of King George Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 13 on plat entitled "Sec. 2, Oxford", prepared by Dalton & Neves, dated June, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, at page 50, and having, according to said plat, and a more recent survey entitled "Property of Peter A. Stipp and Nancy F. Stipp", prepared by Freeland & Associates, dated February 18, 1982, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of the cul-de-sac of King George Road, at the joint front corner of Lots 12 and 13, and running thence with the line of Lot 12 S. 77-19 E. 202 feet to an iron pin in the line of property now or formerly of Devenger Road Land Co.; thence with said line S. 0-38 W. 244.6 feet to an iron pin in the line of Foxcroft Subdivision, Sec. No. 3; thence with said line S. 86-43 W. 219.1 feet to an iron pin in the line of Lot No. 14; thence with the line of Lot No. 14 N. 6-13 W. 256.5 feet to an iron pin on the southern side of the cul-de-sac of King George Road; thence with the curve of said cul-de-sac, the chord of which is N. 48-13 E. 69.9 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Larry A. Allen and Lucy Fowler Allen, dated February 19, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1162, at page 107, on February 19, 1982.



which has the address of 510 King George Road Greenville,
(Street) (City)
South Carolina 29615 (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 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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