

S.C.
1982 MORTGAGE
SLEY

BOOK 1577 PAGE 336

THIS MORTGAGE is made this 6th day of August 1982, between the Mortgagor, Charles D. Atkinson and Patricia H. Atkinson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

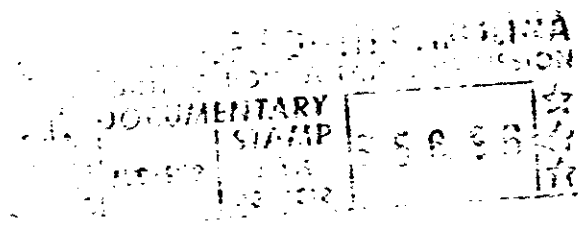
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred forty-two thousand four hundred and no/100 (142,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012.

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 county of Greenville, State of South Carolina, being known and designated as Lot No. 17 as shown on a plat entitled "Parkins Knoll" prepared by James D. Crain dated May 18, 1973, recorded in the Office of the RMC for Greenville County in Plat Book 5-D at page 34, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Eastern side of Parkins Mill Road, joint front corner of Lots 17 and 18, and running thence with the joint line of said lots S 88-02 E 166.5 feet to an iron pin; thence S 1-31 W 150.0 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence with the joint line of lots 16 and 17 N 88-03 W 168.7 feet to an iron pin on the Eastern side of Parkins Mill Road; thence with said Parkins Mill Road N 2-06 E 130.5 feet to an iron pin; thence continuing with Parkins Mill Road N 4-10 E 19.5 feet to the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of Williams Street Development Company dated and recorded simultaneously herewith in Deed Book 1171 at page 677.



which has the address of Lot 17 Parkins Knoll S/D, Greenville, South Carolina 29607 (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 seised 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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