

MORTGAGE

THIS MORTGAGE is made this 16th day of August, 1982, between the Mortgagor, ALBERT L. TITTSWORTH AND IRENE M. TITTSWORTH, (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 FIFTEEN THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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, 1991;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 13 as shown on plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in Plat Book 5-D at Page 71, and having, according to a more recent survey prepared by Freeland and Associates, dated August 12, 1982, entitled "Property of Albert L. Tittsworth and Irene M. Tittsworth, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Heather Lane at the joint front corner of Lots 13 and 12 and running thence with the line of Lot 12, N. 32-41 W. 120 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the line of Lot 14, N. 57-19 E. 134.6 feet to an iron pin on the southwestern side of Oak Park Drive at the joint front corner of Lots 13 and 14; thence with the southwestern side of Oak Park Drive, S. 32-41 E. 95 feet to an iron pin; thence S. 12-19 W. 35.4 feet to an iron pin on the northwestern side of Heather Lane, thence with the northwestern side of Heather Lane S. 57-19 W. 109.6 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Leroy R. Hughes and Mary R. Hughes, dated August 16, 1982, and recorded simultaneously herewith.

which has the address of 148 Oak Park Drive (Street) Mauldin (City), South Carolina 29662 (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 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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