

FILED
CO. S. C.
NOV 12 4 39 PM '82
DONNIE S. TANKERSLEY
R.M.C.

P.O. Box 2259
Jacksonville
Florida 32232
BOOK 1585 PAGE 839

MORTGAGE

THIS MORTGAGE is made this 11th day of November 1982, between the Mortgagor, **FREDERICK H. BAISDEN AND TERRY S. BAISDEN** (herein "Borrower"), and the Mortgagee, **CHARTER MORTGAGE COMPANY**, a corporation organized and existing under the laws of State of Florida, whose address is Post Office Box 2259, Jacksonville, Florida 32232 (herein "Lender").

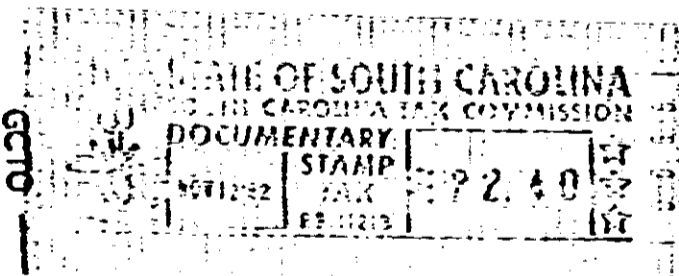
WHEREAS, Borrower is indebted to Lender in the principal sum of **FIFTY-SIX THOUSAND AND NO/100** Dollars, which indebtedness is evidenced by Borrower's note dated **November 11, 1982** (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on **December 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 State of South Carolina, County of Greenville and being known and designated as Lot No. 148 on plat of BRENTWOOD, SECTION IV, as recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 43 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr., dated November 10, 1982, entitled Property of Frederick H. Baisden and Terry S. Baisden and recorded in the RMC Office for Greenville County in Plat Book 9-1, Page 33, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Brentwood Way, joint front corner of Lots 147 and 148 and running thence along the common line of said lots, S 17-00 E 221.59 feet to an iron pin in the centerline of a creek; thence turning and running with the centerline of creek as the line, the following courses and distances: S 80-44 W 26.09 feet to an iron pin; N 46-03 W 51.24 feet to an iron pin; S 82-05 W 55.9 feet to an iron pin; thence turning and running along the joint line of Lots 148 and 149, N 72-09 E 110.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James Leary Builders, Inc., to be recorded of even date herewith.



which has the address of **916 Brentwood Way, Simpsonville, SC 29681** (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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