

FILED
GREENVILLE CO. S. C.

DEC 8 11 22 AM '82

JOHN L. HANNAERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1982, between the Mortgagor, David R. Cantrell, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

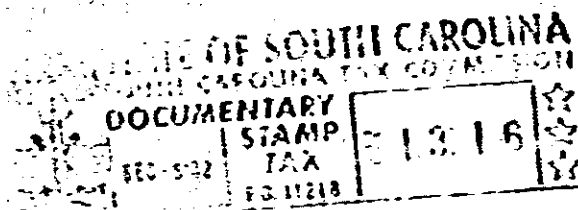
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 lot of land situate on the East side of Mayfair Lane, in Butler Township, in Greenville County, State of South Carolina, shown as Lot 27 on plat of Holmes Acres, made by Dalton & Neves, Engineers, February, 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book "Z", at page 1, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Mayfair Lane at joint front corner of Lots 27 and 28 and running thence with the line of Lot 28, N. 88-07 E. 180.6 feet to an iron pin; thence N. 30-44 W. 114.5 feet to an iron pin; thence along a screen area S. 88-07 W. 124.7 feet to an iron pin on the East side of Mayfair Lane; thence with the East side of Mayfair Lane, S. 1-53 E. 100 feet to the beginning corner.

THIS BEING THE SAME PROPERTY conveyed unto the Mortgagor by Deed of Frank P. McGowan, Jr., Master in Equity, Greenville County, South Carolina in Deed Book 1159, page 646, on December 18, 1981.



which has the address of 19 Mayfair Lane, Greenville, S. C. 29607,
(City)
(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 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.