

FILED
GREENVILLE CO. S. C.
APR 14 10 03 AM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, David A. Rodgers and Virginia D. Rodgers (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").

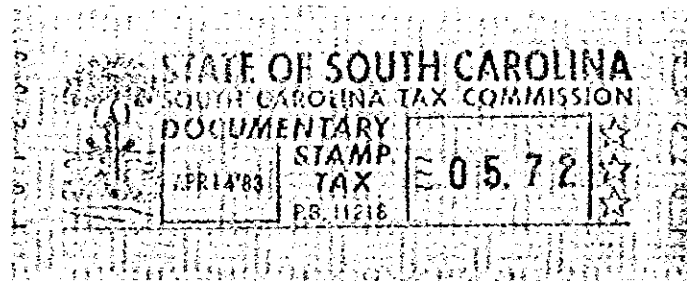
WHEREAS, Borrower is indebted to Lender in the principal sum of . . . Fourteen thousand two hundred . . . fifty and no/100 (14,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2003 . . . ;

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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 65 on a plat of Judson Mills Village, Section I, said plat being recorded in the RMC Office for Greenville County in Plat Book K at Pages 11 and 12, and being more particularly described according to a plat entitled "Property of David A. Rodgers and Virginia D. Rodgers" by Freeland & Associates dated April 12, 1983, as follows:

BEGINNING at an iron pin on the western edge of 5th Avenue at the joint front corner of Lots Nos. 65 and 66 and running thence with the line of Lot No. 66, N. 85-30 W. 90 feet to an iron pin; thence with the line of Lot 70, N. 4-30 E. 70 feet to an iron pin in the joint rear corner of Lots Nos. 64 and 65; thence with the line of Lot 64, S. 85-30 E. 90 feet to an iron pin on the western edge of 5th Avenue; thence with the western edge of 5th Avenue, S. 4-30 W. 70 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James L. Wynn, Sr. dated April 13, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1186 at Page 351.



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Lot 65, Judson Mill
which has the address of 58 Elmwood Ave. Greenville
[Street] [City]
South Carolina 29611 (herein "Property Address");
[State and Zip Code]

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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".

4.00CD

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.