



MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1983, between the Mortgagor, Robert Charles Springman, (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 Fifty-five Thousand Five Hundred and no/100ths (\$55,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 4, 1984.

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 of that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, and being shown and designated as 4.0 acres, more or less, on a survey for Robert Springman dated June, 1983 and prepared by James L. Strickland, R.L.S., to be recorded herewith, in the RMC Office for Greenville County, South Carolina.

This is a portion of the property conveyed to the Mortgagor herein by deed of Robert Charles Springman recorded in Volume 1043 at page 381, on September 24, 1976, RMC Office for Greenville County, South Carolina.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
BOOK 1315 PAGE 95
JUL 7 1983
STAMP 22 20

which has the address of Rt. 2 Ballenger Rd. Greer, S.C.
29651 (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.

4325 (W-2)