

Security Federal

MORTGAGE

JUN 29 1983
DEPT. OF REVENUE

BOOK 1613 PAGE 587

THIS MORTGAGE is made this 29th day of June 19 83, between the Mortgagor, Robert L. Callison and Mary D. Callison (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

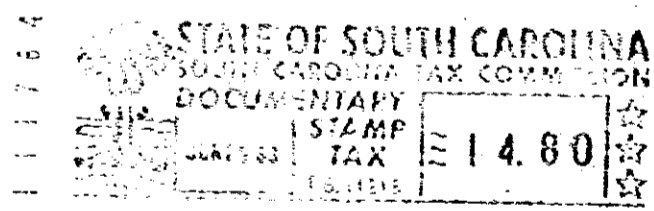
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven thousand (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

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 Greenville County, South Carolina, being shown and designated as Lot 12 on a Plat of HAMPSHIRE HILLS, recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 44, and having, according to a survey prepared by Jones Engineering Service, dated June 27, 1983, entitled Property of Robert L. Callison and Mary D. Callison, recorded in Plat Book 9-11, at Page 82, the following metes and bounds:

BEGINNING at an iron pin on the southern side of New Port Drive, joint front corner of Lots 12 and 13, and running thence with the common line of said Lots, S 23-26 E, 215.0 feet to an iron pin; thence with the rear line of Lot 12, S 66-34 W, 120.0 feet to an iron pin, joint rear corner of Lots 11 and 12; thence with the common line of said Lots, N 23-26 W, 215.0 feet to an iron pin on the southern side of New Port Drive; thence with New Port Drive, N 66-34 E, 120.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William L. Howell, Jr. and Amanda F. Howell, dated June 29, 1983, to be recorded simultaneously herewith.



which has the address of Route 4, New Port Drive, Travelers Rest,
SC 29690
(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.

490 3 46231A01

4328-172