

FILED
GREENVILLE, S.C.

JUL 6 3 01 PM '83

MORTGAGE

THIS MORTGAGE is made this 21 day of June, 1983, between the Mortgagor, Melvin Dolphus Pearson & Billie Griffith Pearson (Same as Melvin D. Pearson & Billie G. Pearson), (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 Ten Thousand and No/100--- (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 6-21-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6-30-88

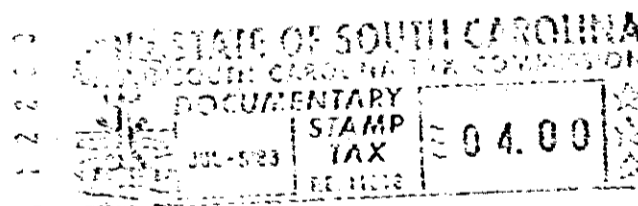
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, lying and being on the northwestern side of Grove Road, in the city of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 7 of a subdivision known as Block O, Property of O. P. Mills, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at Page 299, with the following metes and bounds, to-wit:

BEGINNING at a stake on the West side of Grove Road, joint corner of Lot No. 8 and running thence with line of said lot N. 62-54 W 175.5 feet to a stake at the rear corner of said lot and also in line of Lot 26; thence with line of Lot No. 26 N 26-43 E 62 feet to a stake in line of Lot No. 6; thence with line of said lot S 62-54 E 175.8 feet to a stake on Grove Road; thence with said road S 27-06 W 62 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Vincent Betts Atkinson and Cheryl A. Atkinson, dated November 10, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1091 at Page 656, on November 13, 1978.

THIS is a second mortgage and is junior in lien to that mortgage executed to Melvin Dolphus Pearson and Billie Griffith Pearson, which mortgage is recorded in the RMC Office for Greenville County in Book 1449 at Page 924 and recorded 11-13-78.



which has the address of 202 Grove Road, Greenville, South Carolina 29605,
(Street) (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.