

Security Federal

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FILED
GREENVILLE S.C.
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DONNIE S. TAYLOR
R.M.C.

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, CHARLES W. PADDIE and BEVERLY A. PADDIE (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-Three Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated July 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 September 1, 1998;

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, lying and being in the County of Greenville on the West side of Blind Tiger Bridge Road.

BEGINNING at an iron pin on the West side of Blind Tiger Bridge Road; Said pin being 121.5 feet Northeast of the center of Groces Meadow Road wherein the said Blind Tiger Bridge Road intersects and running thence N. 27-38 W. 256.8 feet to an iron pin; thence N. 49-09 E. 192.0 feet to an iron pin; thence S. 20-13 E. 267.1 feet to an iron pin on the West side of Blind Tiger Bridge Road; thence S. 49-09 W. 156.5 feet to the point of BEGINNING.

DERIVATION: See Deed of Glenn and Ellen Manous dated March 2, 1982 and recorded in Deed Book 1163, Page 291, R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TAX 13.20

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which has the address of Rt. 2, Tiger Bridge Road, Taylors, South Carolina 29687 (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.

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