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# MORTGAGE

THIS MORTGAGE is made this 16th day of June, 1981, between the Mortgagor, William A. Pardue, Jr. and Patricia E. Pardue, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

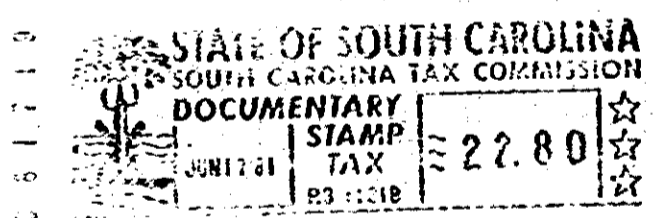
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

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 the State of South Carolina, County of Greenville and being shown as a part of Lot 13 on a Map of Sleepy Hollow and as shown as part of Lot 13 on a more recent survey for William A. Pardue, Jr. and Patricia E. Pardue containing 3.02 acres, recorded in the R.M.C. Office for Greenville County in Plat Book 8A, Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fairview Drive, at the joint corner of the 3.02 acre tract and part of Lot 13 and running thence along the common line of said lot S. 1-58 W., 242.70 feet to an iron pin; thence running S. 86-40 E., 10 feet to an iron pin; thence running S. 22-54 W., 212 feet to an iron pin; thence running N. 86-40 W., 263.20 feet to an iron pin; thence running N. 6-24 E., 419.50 feet to an iron pin on the southern side of Fairview Drive; thence along the curve of Fairview Drive, the chords of which are S. 78-15 E., 61.53 feet to an iron pin; N. 59-41 E., 70.18 feet to an iron pin; thence continuing along Fairview Drive N. 88-06 E., 94.41 feet to an iron pin; thence running S. 76-23 E., 84 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of John H. Parker and Susan C. Parker recorded in the R.M.C. Office for Greenville County on June 17<sup>th</sup>, 1981, in Deed Book 1150, Page 45.



which has the address of Route 2 Fairview Drive Greenville, South Carolina (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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