

Aug 14 10 39 AM '81

DONNIE TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1981, between the Mortgagor, W. Thomas Mathias (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

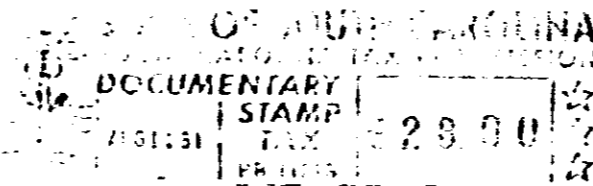
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No./100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2011.

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 situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 36 on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 21 and 22 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the cul-de-sac on Piney Grove Road, the joint front corner of Lots 36 and 37 and running thence with the curvature of said cul-de-sac the following metes and bounds: S. 25-41 W. 45 feet, S. 19-21 E. 45 feet to a point on the cul-de-sac of Piney Grove Road, the joint front corner of Lots 35 and 36; thence turning and running with the common line of said lots N. 77-54 W. 150 feet to a point, the joint rear corner of Lots 35 and 36; thence turning and running N. 12-06 E. 210 feet to a point; thence turning and running S. 74-04 E. 80 feet to a point, the joint rear corner of Lots 36 and 37; thence turning and running with the common line of said lots, S. 12-24 E. 135.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed from David C. and Lois M. Wyche, dated August 14, 1981, recorded August 14, 1981 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1153 at Page 521.



which has the address of 402 Piney Grove Road, Mauldin,
[Street] [City]
South Carolina 29662 (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.

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