

MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1982, between the Mortgagor, WANDA J. NALLEY

, (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 Forty-Three Thousand Two Hundred and No/100 (\$43,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot of land situate, lying and being at the Northern edge of the cul-de-sac of Walker Court, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 99 as shown on a plat of Palmetto Downs, Section I, dated October 24, 1978, prepared by Heaner Engineering Co., Inc., recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at page 12, and having, according to said plat and a more recent plat entitled "Property of Wanda J. Nalley", dated March 4, 1982, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern edge of the cul-de-sac of Walker Court at the joint front corner of Lots Nos. 99 and 71, and running thence with the line of Lot No. 71 N. 82-24 W. 19.88 feet to an iron pin in the line of Lot No. 72; thence with the line of Lot No. 72 N. 19-45 W. 100 feet to an iron pin in the line of Lot No. 73; thence with the line of Lots Nos. 73 and 74 N. 20-44 E. 119.85 feet to an iron pin; thence N. 80-22 E. 144.69 feet to an iron pin in the line of Lot No. 98; thence with the line of Lot No. 98 S. 18-54 W. 203.31 feet to an iron pin on the Northern edge of the cul-de-sac of Walker Court; thence with the curve of the Northern edge of Walker Court, the chord of which is S. 58-14-58 W. 77.32 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of John L. Evanoff, dated March 8, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1164 at page 733 on March 31, 1982.

which has the address of 5 Walker Court, Greenville

South Carolina 29615 (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.

RECORDED
INDEXED
COMMERCIAL TAX COMMISSION
RECORDS SECTION
MAR 31 1982

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