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BOOK 1567 PAGE 954

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1982, between the Mortgagor, JAMES R. PLOTT, III and ANN H. PLOTT

, (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").

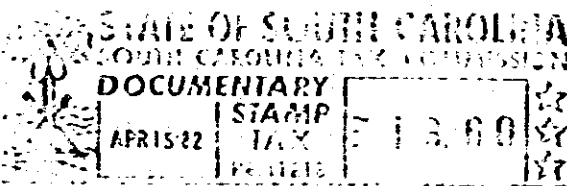
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY SIX THOUSAND FOUR HUNDRED FIFTY and no/100 (\$46,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2006

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 in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as Lot No. 65 as shown on plat of BROOKSIDE, SEC. III, recorded in plat book 5 P page 11 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Whisperingbrook Drive, the joint front corner of Lots 64 & 65; thence with the joint line of said lots S. 6-14-30 W. 228.15 feet to an iron pin, the rear joint corner with lot No. 67; thence with the line of Lots 67 & 66, N. 65-15-12 E. 162.4 feet to an iron pin rear corner of Lot No. 10, Sec. 1; thence with the line of said lot N. 1-41 E. 62.6 feet to an iron pin rear corner of Lot No. 11, Sec. I; thence with the line of said lot N. 18-27 W. 110 feet to an iron pin on the south side of Whisperingbrook Drive; thence with the curve of the south side of said street, the chord of which is S. 84-46-41 W. 90 feet to the beginning corner.

Being the same property conveyed to the Mortgagor herein by Harry J. Renner by deed dated April 15, 1982 and filed for record contemporaneously herewith in the RMC Office for Greenville County.



which has the address of 108 Whispering Brook Drive, Mauldin, (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 seized 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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