

# MORTGAGE

THIS MORTGAGE is made this 30th day of August, 1982, between the Mortgagor, Jesse L. and Judith Ann French, (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").

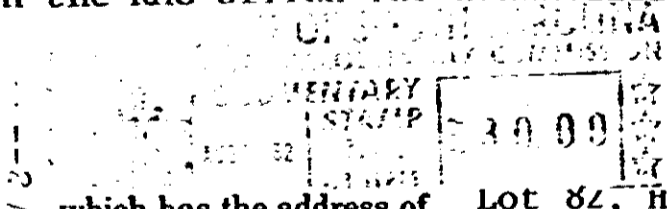
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and No/100ths (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012.....;

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 County of Greenville, State of South Carolina, City of Simpsonville, on Woodhill Lane, and being known and designated as Lot No. 82 of a subdivision known as Holly Tree Plantation, Phase III, as shown on plat thereof prepared by Piedmont Engineers, Architects & Planners, Surveyors, dated September 1, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book 6-H at page 74, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the westerly side of Woodhill Lane, the joint front corner of Lots 82 and 83, and running thence S. 73-55 W., 168.47 feet more or less to an iron pin at the joint rear corner of Lots 82 and 83; thence turning and running along the joint rear line of Lots 82 and 116 N. 13-04 W., 110 feet more or less to the joint rear corner of Lots 81 and 82; thence turning and running along the joint line of Lots 81 and 82 N. 75-19 E., 204.25 feet more or less to an iron pin at the joint front corner of Lots 81 and 82 on the western edge of Woodhill Lane, thence turning and running along the western edge of Woodhill Lane S. 16-16 W., 60 feet more or less to an iron pin; thence continuing along the western edge of Woodhill Lane S. 6-20 E., 55 feet more or less to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed from Foothills Delta P executed simultaneously herewith and recorded in the RMC Office for Greenville County in Deed Book 1123 at Page 24.



which has the address of Lot 82, Holly Tree Simpsonville, (Street) (City) SC, 29681 (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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