

SEP 16 2 24 PM '82

THIS MORTGAGE is made this 15th day of September 1982, between the Mortgagor, Deborah B. Windham formerly Deborah L. Beddingfield (herein "Borrower"), and the Mortgagee, CHARTER MORTGAGE COMPANY, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 2259, Jacksonville, Fla (herein "Lender").

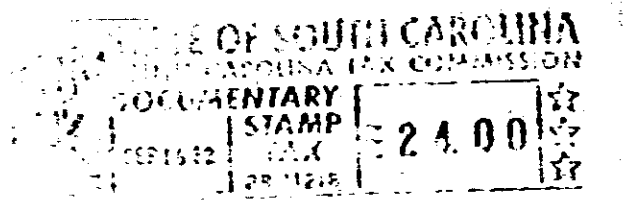
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and no/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel or lot of land, with all improvements thereon containing 9.92 acres more or less, situate, lying and being on the northern and southern sides of Carr Road in the County of Greenville, State of South Carolina, being shown and designated on plat of Deborah B. Windham, formerly Deborah L. Beddingfield, prepared by Freeland and Associates, dated September 14, 1982, recorded in Plat Book 9-D at page 84 and being described more particularly, according to said plat, to wit:

BEGINNING at a point in the center of Carr Road, which point is 1,558 feet more or less from the intersection of said Road and Reedy Fork Road and running thence along the center line of a creek the following courses and distances: N 46-47 E 122.24 feet, N 56-01 E 180.03 feet, N 4-15 W 40.79 feet, N 68-27 E 89.01 feet, N 29-48 W 53.28 feet, N 21-37 E 25.75 feet, N 52-05 E 49.21 feet, S 56-13 E 26.02 feet; thence leaving the center line of said creek and running S 00-42 E, 445.31 feet to an iron pin; thence S 3-34 E 762.37 feet to an iron pin; thence S 18-03 E, 346.56 feet to an iron pin; thence S 84-27 W, 246.85 feet to an iron pin; thence N 21-14 W, 1195.15 feet to an iron pin; thence N 78-02 E, 160.2 feet to an iron pin; thence N 13-40 E, 219.34 feet to a nail and cap in the center of Carr Road; thence along the center of said Road the following courses and distances: N 65-59 W 34 feet, N 65-03 W 39.12 feet, N 58-52 W 29.10 feet, N 51-40 W 38.23 feet, N 42-13 W 34.76 feet to the point of BEGINNING.

DERIVATION: Deed of Fred C. Carson, et al. recorded June 16, 1980 in Deed Book 1127 at page 513.



which has the address of Rt. 4, Box 190, Piedmont, SC, 29673 (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 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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