

MORTGAGE

FILED GREENVILLE CO. S. C.

THIS MORTGAGE was made this 22nd day of October 1982 between the Mortgagor, Claude Anthony Durham, R.M.C. (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").

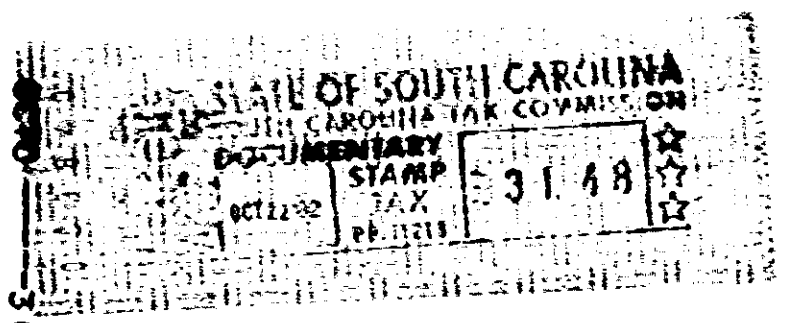
WHEREAS, Borrower is indebted to Lender in the principal sum of . . . Seventy-eight thousand seven . . . hundred and no/100 . . . (78,700.00) . . . Dollars, which indebtedness is evidenced by Borrower's note dated . . . October 22, 1982 . . . (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on . . . November 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, and being known and designated as Lot 89, Northwood Subdivision, Section 1, according to a plat prepared of said subdivision by Piedmont Surveyors, dated April 10, 1981, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-X, at Page 98, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Woodview Drive, joint front corner with Lot 90, and running thence with the common line with said Lot, S. 86-26-36 E. 53.55 feet to a point, joint rear corner with Lots 88 and 90; thence running with the common line with Lot 88, S. 40-41-48 E. 143.68 feet to a point on the edge of Bendingwood Circle; thence running with the edge of said Road, S. 49-59-15 W. 10.58 feet to a point on the edge of said Road; thence continuing with the edge of said Road, S. 68-48-39 W. 57.12 feet to a point on the edge of said Road; thence continuing with the edge of said Road, S. 74-02-13 W. 42.3 feet to a point on the edge of said Road; thence running with the intersection of Bendingwood Circle and Woodview Drive, N. 56-46 W. 32.68 feet to a point on the edge of said Woodview Drive; thence running with the edge of Woodview Drive, N. 7-35 W. 134.7 feet to a point on the edge of said Drive, the point of beginning.

The within property is the identical property conveyed to the mortgagor herein by Carolina Builders & Realty, Inc. by deed of even date herewith and which said deed is being recorded simultaneously with the recording of same.



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which has the address of . . . Lot. 89. Northwood Subdivision, . . . Taylors . . . (Street) (City) South Carolina 29687 . . . (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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