

APR 28 10 54 AM '83

MORTGAGE

DONNIE S. TAYLOR
R.M.C.

THIS MORTGAGE is made this 23rd day of April 1983, between the Mortgagor, Roland Richter and Barbel Richter (herein "Borrower"), and the Mortgagee, The First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. BOX 2568, Greenville, South Carolina 29602 (herein "Lender").

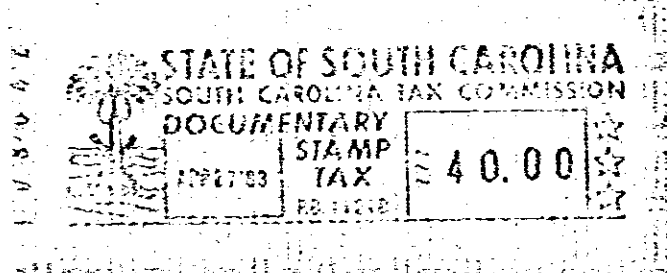
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 79, on a Plat of Pebblecreek, Phase IV, Section II, prepared by Loudon C. Hoffman Associates, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, page 47, and also on a survey entitled "Property of Roland Richter and Barbel Richter" prepared by Richard D. Wooten, Jr., dated April 11, 1983 and having according to said survey the following metes and bounds, to-wit:

Beginning at an old iron pin on the south side of Pebble Stone Lane, 335 feet east, more or less, from its intersection with Stalling Road and running thence along the right of way of Pebble Stone Lane S 83-48 E 90.0 feet to an old iron pin; thence along joint line with Lot 78 S 06-12 W 129.7 feet to an old iron pin; thence N 84-05 W 62.13 feet to an old iron pin; thence N 83-48 W 27.87 feet to an old iron pin; thence along joint line with Lot 80 N 06-12 E 130.0 feet to the point of beginning.

Being the same property conveyed to mortgagors herein by deed of N. Keith Brown dated July 21, 1982 and recorded July 23, 1982 in Deed Book 1170 at page 580.



which has the address of 10 Pebble Stone Lane Taylors (City) S. C. 29687 (State and Zip Code) (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 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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