

FILED GREENVILLE CO. S. C. MORTGAGE

MAY 12 3 02 PM '83

THIS MORTGAGE is made this 11th day of May 1983, between the Mortgagors, R. S. J. Larry Saine and Susan D. Saine Trust Co. (herein "Borrower"), and the Mortgagee, Southern Bank & Trust Co., a corporation organized and existing under the laws of United States of America, whose address is P. O. Drawer 17, Hilton Head Island, SC 29938 (herein "Lender").

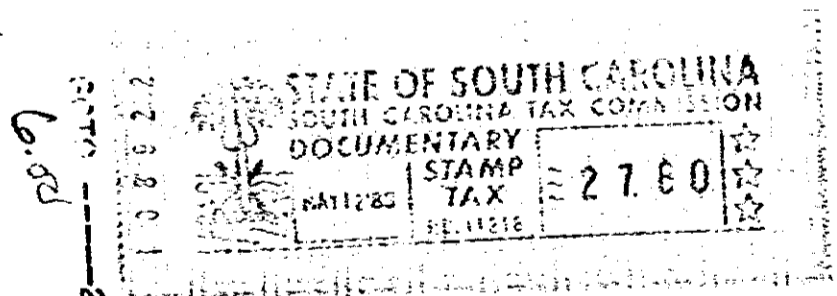
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Nine Thousand Five Hundred and No/100 (\$69,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 with the buildings and improvements thereon, lying and being on the Northeasterly side of Hedgewood Terrace, near the City of Greenville, South Carolina, being known and designated as Lot No. 261 on plat entitled "Section No. 12, Devenger Place," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Hedgewood Terrace, said pin being the joint front corner of Lots Nos. 260 and 261, and running thence with the Northeasterly side of Hedgewood Terrace, N. 17-27 W. 100 feet to an iron pin in the line of property now or formerly owned by J. R. Barton; thence with the common line of Lot No. 261 and property now or formerly owned by J. R. Barton, N. 67-58 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 250 and 261; thence S. 12-02 E. 121.7 feet to an iron pin at the joint rear corner of Lots Nos. 260 and 261; thence with the common line of said Lots, S. 74-29 W. 178.7 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of the Vista Co., Inc., recorded on July 23, 1981 in Deed Book 1152 at Page 242 in the RMC Office of Greenville County.



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which has the address of 704 Hedgewood Terrace, Greer, SC 29651 (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.