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GREENVILLE FILED

MORTGAGE

SEP 12 2 39 PM '83

THIS MORTGAGE is made this 9th day of September 19 83, between the Mortgagor, John Daniel Rector (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 1090 — Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 February 1, 2014.

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:

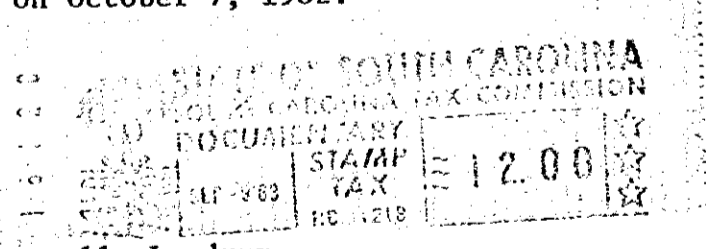
ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of S. C. Highway No. 11, containing 1.02 net acres and being shown and designated as Tract 9.2 on a plat of Property of Mark C., John Dan and Mark S. Rector prepared by Gould and Associates, Surveyors, dated March 31, 1977, revised July 21, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7-Y at Page 52 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Mark C. Rector and Mark Stephen Rector recorded in the RMC Office for Greenville County in Deed Book 1141 at Page 544 on January 27, 1981.

THE mailing address of the Mortgagee herein is 301 N. Pine Street, Spartanburg, South Carolina 29304 (P. O. Box 1090)

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, Glassy Mountain Township, about one mile west of Glassy Mountain Church, on the waters of Sunk Hole Junction of Middle Tyger River, and being shown as a 0.88 acre tract, more or less, on plat entitled "Property of John Dan Rector", prepared by K. T. Gould Inc. Surveyors, dated March 26, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-G at Page 45 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Arnold E. Emery and Pauline H. Emery recorded in the RMC Office for Greenville County in Deed Book 1175 at Page 376 on October 7, 1982.



which has the address of Route 3, Highway 11, Landrum (City) South Carolina 29356 (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.