

ADDRESS OF MORTGAGEE: P. O. Box 10797
Greenville, S. C.
29603

FILED
GREENVILLE
SEP 22 1983
SHERIFF'S OFFICE

ADJUSTABLE MORTGAGE 800-1623 PAGE 981

THIS MORTGAGE is made this 21st day of September 1983, between the Mortgagor, Rick A. Setzer and Sue Lynn Setzer (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 Four Hundred Twenty-five Thousand and No/100 (\$425,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in a subdivision known as Haywood Road Industrial Park, said lot being designated as Lot No. 10 on plat of Haywood Road Industrial Park prepared by W. R. Williams, Jr., Surveyor, dated June 27, 1977 and by resurvey of Freeland and Associates, Inc., dated September, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9x 78. A metes and bounds description obtained from said plat is as follows:

BEGINNING at an iron pin at the joint front corner of Lots No. 10 and 11, said iron pin being situated on Airview Drive, and running thence N. 54-27 E., 218 feet to the joint rear corner of Lots 10 and 11; thence N. 39-00 W., 160.6 feet to an iron pin at the joint rear corner of Lots No. 9 and 10; thence S. 42-42 W., 192 feet to an iron pin on Airview Drive; thence with Airview Drive as the line S. 2-11 E., 25 feet to an iron pin; thence S. 7-56 E., 41.2 feet to an iron pin; thence S. 46-39 E., 65 feet to an iron pin at the point of beginning.

DERIVATION: Deed of Walter W. Goldsmith, William R. Timmons, Jr. and John P. Ashmore, recorded August 31, 1979 in Deed Book 1110 at Page 543 in the RMC Office for Greenville County.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 11 on Plat of Haywood Road Industrial Park, prepared by W. R. Williams, Jr., Surveyor, dated June 27, 1977, and recorded in Plat Book 6-H at page 20 in the RMC Office for Greenville County and being resurveyed by Freeland & Associates, Inc., dated September, 1983, of record in the RMC Office for Greenville County, in Plat Book 9x 78.

BEGINNING at an iron pin on Airview Drive at the joint front corner of Lots Nos. 11 and 12 and running thence with Airview Drive as the line, (Continued)

which has the address of 52 Airview Drive Greenville, S. C. (herein "Property Address");
(Street) (City) (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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