

MORTGAGE

VOL 1641 43431

THIS MORTGAGE is made this 22nd day of December, 1983, between the Mortgagor, Paul Jennings White (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

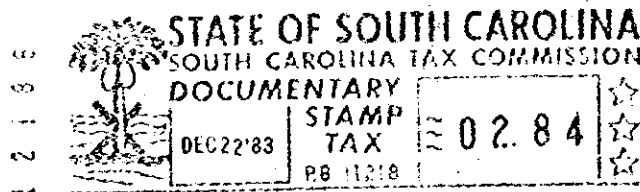
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Twenty-five and 84/100 (\$7,025.84) Dollars, which indebtedness is evidenced by Borrower's note dated herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1989.

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, together with improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, near Greer South Carolina, on the western side of a 20-foot drive being shown and designated as Lot no. 3 on plat of property of Frank Hewitt by H.S. Brockman, Surveyor, dated July 31, 1956 and amended September 24, 1959, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the said 20-foot drive at the joint front corner of Lots no. 2 and 3 (iron pin back on line at 21.8 feet) and running thence with the line of Lot No. 2, N. 73-45 W. 238.4 feet to a point on the line of Burgiss Hills; thence with the line of Burgiss Hills S. 6-10 W. 85.5 feet to an iron pin on the line of J.V. Smith Estate thence with the line of J.V. Smith Estate, S. 51-10 E. 242.5 feet to an iron pin in the center of a 20-foot drive (iron pin back on line at 25 feet); thence with the center of said 20-foot drive, N. 16-15 E. 177 feet to the Point of Beginning.

For derivation of title see records of Greenville City Probate Court, estate of Thelma Mason White, deceased 8/14/25, apartment 1240, File 9 and also see deed of J. Harold Mason and Murtie Mason Gillespie, as Co-Trustees under the Last Will and Testament of Thelma Mason White recorded in R.M.C. Office for Greenville County in Deed Book 1138 at page 657 on December 9, 1980 and deed of Paul Jennings White, Jr. and Philip Mason White recorded in the R.M.C. Office for Greenville County at Deed Book 1138 at page 655 on December 9, 1980.



which has the address of 109 Peachtree Drive, 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.

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