

First Federal Savings and Loan  
P.O. Box 408  
Greenville, SC 29602

103-327250-2, 1665 PAGE 494

## MORTGAGE

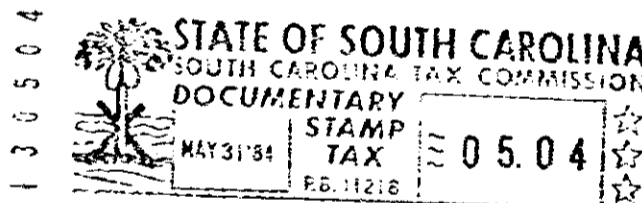
THIS MORTGAGE is made this 23rd day of May, 1984, between the Mortgagor, Patsy H. Richardson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twelve thousand five hundred & seventy-four & 39/100ths - (\$12,574.39) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1984, (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 31, 1994.....;

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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, on the West side of S. Main Street (west of the C & WC Railway tracts) and beginning at an iron pin on the West side of the street corner lot now or formerly, owned by M. E. Thackston, and running thence along his line S. 85-04 W., 145.1 feet to an iron pin; thence N. 0-01 E., 119.4 feet to an iron pin; thence N. 84-12 E., 162.5 feet to an iron pin on the West side of Main Street; thence S. 8-00 W., 124.6 feet to the beginning corner, according to plat of survey made by C. O. Riddle, Surveyor, May, 22, 1956.

Being the same property conveyed to the mortgagor herein by deed of Orrin L. Richardson dated August 11, 1965, recorded August 13, 1965 in the RMC Office for Greenville County, South Carolina, in Deed Volume 779 at page 642.



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which has the address of 412 South Main Street Simpsonville,  
(Street) (City)  
South Carolina 29681 (herein "Property Address");  
(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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1328-W-2