

Aug 15 1984
LDR

REC-75

(Space Above This Line For Recording Data)

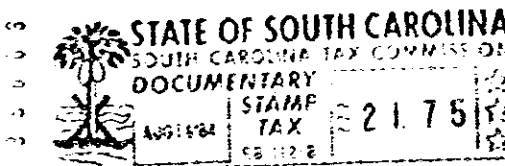
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 15, 1984. The mortgagor is R. Hampton Painter, III and Christina W. Painter ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Seventy Two Thousand Five Hundred and NO/100 Dollars (U.S. \$72,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Bendingwood Circle, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 16 of a subdivision known as Northwood, Section 3, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at Page 90 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bendingwood Circle at the joint front corner of Lots Nos. 16 and 17 and running thence with the joint line of said lots S. 60-00 E. 175.0 feet to an iron pin; running thence N. 32-51-36 E., 80.1 feet to an iron pin at the joint rear corner of Lots 15 and 16; running thence with the joint line of said lots, N. 60-00 W., 179.0 feet to an iron pin on the southeastern side of Bendingwood Circle; running thence with the southeastern side of said circle, S. 30-00 W., 80-0 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Farnsworth-Shoemaker Builders, a South Carolina General Partnership, dated and recorded simultaneously herewith.



which has the address of 210 Bendingwood Circle, Taylors, South Carolina 29687 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

4328-10-2