

S. C.
PU '82
WINSLEY

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1982, between the Mortgagor, Bill Charles Swartzel, (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 \$ 4566.76 (Four thousand five hundred sixty-six and 76/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1986.....;

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 piece, parcel or lot of land situate, lying and being on the northern side of Clairemont Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as the property of Mrs. McDaniel as shown on a plat recorded in the RMC office for Greenville County in Plat Book H at Page 182 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Clairemont Drive at the corner of lot 6-A on said plat and running thence with line of lot 6-A, N. 8-00 W., 139 feet to an iron pin; thence still with line of said lot N. 69-00 E., 100 feet to an iron pin; thence still with line of lot and with line of lot 7, N. 22-26 W., 169.- feet to an iron pin; thence still with lot 7, 94 feet to an iron pin; thence S. 75-30 W., along the rear line of lots 7 and 8, 497.6 feet to an iron pin in the line of lot 8; thence S. 87-45 W., 100 feet to a point on the northern side of Clairemont Drive; thence with the northern side of Clairemont Drive running in a southeasterly direction with said drive 600 feet to the point of beginning. Less, however, a small portion of said property heretofore conveyed by deed recorded in Deed Book 634 at Page 477 and the addition of a small tract shown by deed recorded in Deed Book 634 at Page 478 and is shown on the County Block Book as Page P9.2, Block 2 Lot 13.

Also: BEGINNING at an iron pin on the southwestern side of Piney Mountain Road, which pin is at the joint corner of Tracts 7 and 8; and running thence with the joint line of said tracts S. 43-00 W., 480 feet to an iron pin in property now or formerly belonging to Mrs. McDaniel; thence with said McDaniel line S. 75-30 W., 351.8 feet to an iron pin; thence still with McDaniel line S. 87-45 W., 100 feet to a point on the northern side of Clairemont Drive; thence with Clairemont Drive to a point in the joint line of tracts 8 and 9; thence with the joint line of said tracts N. 47-20 E., 818 feet, more or less, to an iron pin on the southwestern side of Piney Mountain Road; thence with said road S. 56-00 E., 200 feet to an iron pin, point of beginning. Less, however, that property conveyed to R. E. Shoaf by deed recorded in Deed Book 212 at Page 424 and is shown on the County Block Book as Page P9.1, Block 2, Lot 12.1.

This is a portion of the property inherited by the Mortgagor herein as the sole heir-at-law of Emily M. Swartzel who died intestate of February 6, 1948, as appears more fully in the Office of the Probate Court in Apartment 545 at File 11. SEE ATTACHED which has the address of 200 Clairemont Drive Greenville, (Street) (City)

South Carolina 29609 (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 seized 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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