PH 182

MORTGAGE

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand Two Hundred Fifty and No/100 ------Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 August 1, 2012

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot No. 52 on the plat of Verdin Estates, recorded in the RMC Office in Plat Book 4R, Pages 34 and 35 and by a more recent plat of Davidson & Vaughn, prepared by Jones Engineering Service and, having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Baldwin Circle at the joint front corner of Lots 51 and 52 and running thence along the joint line of Lots 51 and 52, S. 84-28 E., 150 feet to an iron pin at the rear line; thence turning and running along the rear line S. 5-32 W., 80 feet to an iron pin; thence turning and running with the joint line of Lots 52 and 53, N. 84-28 W., 150 feet to an iron pin on the easterly side of Baldwin Circle; thence with said Circle, N. 5-32 E., 80 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagees by deed of Joseph R. Molizon and Kathy S. Molizon dated June 25, 1982, and recorded June 28, 1982, in the RMC Office for Greenville County in Deed Book 1169, at Page 257.

STATE STATE

which has the address of 217 Baldwin Circle Mauldin
[Street] [City]

S. C. 29662 (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, casements or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA -- 1 to 4 family 6 75 FAMA FRIME UNIFORM INSTRUMENT