

FILED
GREENVILLE CO. S. C.

AUG 15 4 14 PM '80

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 15th day of August,
19 80, between the Mortgagor, Jackson R. Corpening and Jinny L. Corpening,
(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 Fifty Thousand and No/100
(\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated August 15, 1980, (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 1, 2011.....;

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, situate, lying and being in the County
of Greenville, State of South Carolina, and being known and designated as Lot No. 19,
Bateswood Subdivision, according to a plat prepared of said subdivision by Carolina
Surveying Company, May 22, 1978, and which said plat is recorded in the R.M.C. Office
for Greenville County, South Carolina, in Plat Book 6-H, at Page 69, and according to
said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bateswood Drive, joint front corner with Lot 18
and running thence with the common line with said Lot, S. 59-05 W. 517.6 feet to a point;
thence, N. 42-21 W. 190 feet to an old iron pin, joint rear corner with Lot No. 20;
thence running with the common line with Lots 20 and 21, N. 58-42 E. 556 feet to a point
on the edge of Bateswood Drive; thence running with the edge of said Drive, S. 30-34
E. 190 feet to a point on the edge of Bateswood Drive, the point of Beginning.

The within property is a portion of the property conveyed to the Mortgagors herein
by deed of Alvin E. Smith, as Trustee, by deed dated July 16, 1979 and which said
deed was recorded on July 17, 1979, in the R.M.C. Office for Greenville County,
South Carolina, in Deed Book 1106, at age 887.

which has the address of Bateswood Drive Greer,
(Street) (City)
South Carolina, 29651 (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.