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MORTGAGE

THIS MORTGAGE is made this 28th day of May, 1981, between the Mortgagor, Charles B. Patterson, (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 Twenty Thousand and No/100--- (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1996;

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 tract of land, containing 3.64 acres more or less, situate, lying and being on the Southern side of Bennett Bridge Road (S. C. Road 296), near the City of Greer, County of Greenville, State of South Carolina, and having, according to a plat prepared by Wolfe & Huskey, Inc., dated July 20, 1976, entitled Survey for Edgar S. Couch, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-V at Page 40, the following metes and bounds:

BEGINNING at a nail and cap in the center of Bennett Bridge Road (S.C. Road 296) at the Northeastern corner of the premises herein described and running thence with the line of property now or formerly of C.M. Trayham S. 21-31 E. 393 feet to an iron pin; thence with the line of other property of the Grantors herein the following courses and distances; S. 65-52 W. 296.4 feet to an iron pin, thence N. 47-03 W. 260.7 feet to an iron pin; thence N. 13-43 W. 224.3 feet to a nail and cap in the center of Bennett Bridge Road (S. C. Road 296); thence with the center line of Bennett Bridge Road (S. C. Road 296) as the line N. 76-05 E. 381.4 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Edgar Smith Couch and Ethel Vinson Couch, recorded in the RMC Office for Greenville County, S. C. on August 12, 1976 in Mortgage Book 1041 at Page 109. and by that deed of Shannon G. Patterson of even date

This mortgage junior in rank to the lien of that Mortgage given by Charles B. Patterson and Shannon G. Patterson to First Federal Savings and Loan Association recorded on August 12, 1976, in Mortgage Book 1041 at Page 109.

which has the address of Rt 5 Bennett Bridge Road, (City) Greer, South Carolina 29681 (State and Zip Code) (herein "Property Address");

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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