

FILED
500 East Washington Street, P.O. Box 10148 Greenville, S. C.

APR 15 12 55 PM '82

MORTGAGE

PG. 1567 of 1982

DONNIE BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 9th day of April 1982, between the Mortgagor, HAROLD L. BALL (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 9, 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 MAY 1, 1992;

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 lot of land with improvements lying in the northwestern corner of the intersection of Camden Drive with Seville Court, in Greenville County, South Carolina, being shown as lot No. 241, on a Plat of Rockvale, Section 2, made by J. Mac Richardson, R.L.S., dated July, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 109, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Camden Drive at the joint front corners of Lots Nos. 241 and 242, and running thence to the northern side of Camden Drive S. 86-01 E. 75 feet to a concrete monument at the northwestern corner of the intersection of Camden Drive with Seville Court; thence with the curve of said intersection the chord of which is N. 49-19 E., 14.7 feet to an iron pin on the western side of Seville Court; thence with the western side of Seville Court N. 4-39 E. 244.8 feet to an iron pin; thence N. 87-50 W. 88 feet to an iron pin; thence with the line of Lot No. 242 S. 3-59 W. 253.9 feet to an iron pin, the beginning corner.

Derivation: Deed Book 788, Page 171 - Henry C. Harding Builders, Inc., 12/14/65

which has the address of Route 5, Box 14 Camden Drive Piedmont, S. C. 29673 (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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