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WERSLEY

BOOK 1571 PAGE 340

# MORTGAGE

THIS MORTGAGE is made this Twenty-Eighth day of May 1982, between the Mortgagor, LeRoy E. Dennis and Mary S. Dennis (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-One thousand six hundred and no/100 (61,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 2012 (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, 2012;

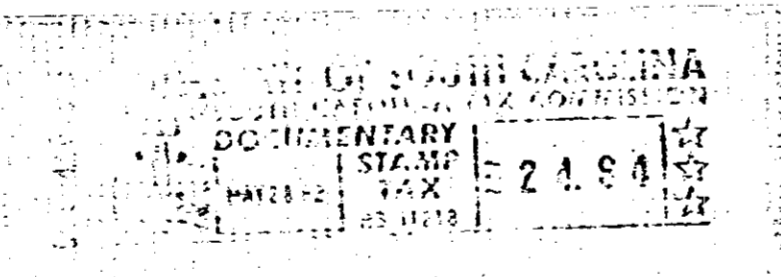
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land together with all buildings and improvements thereon situate lying and being on the northern side of Peppertree Drive now known as Sturbridge Road in Greenville, South Carolina being known and designated as Lot No. 160 as shown on plat entitled "Dove Tree" made by Piedmont Engineers and Architects, dated September 18, 1972, revised March 29, 1973 and recorded in the RMC office for Greenville County, South Carolina in Plat Book 4X at Page 21, 22, 23 and also shown on a recent plat entitled "Survey for LeRoy E. Dennis and Mary S. Dennis" prepared by W. R. Williams, Jr. dated May 24, 1982 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Peppertree Drive (now known as Sturbridge Road) at the joint front corner is Lots No. 159 and 160 and running thence with the common line of said lots, N. 18-03 E. 157.6 feet to an iron pin in the real line of Lot 164; thence S. 69-35 E. 45 feet to an iron pin; thence S. 61-28 E. 102 feet to an iron pin at the joint rear corner of Lots Nos. 160 and 161; thence with the common line of said lots, S. 27-51 W. 154.95 feet to an iron pin on the northern side of Peppertree Drive; thence with the northern side of Peppertree Drive; N. 63-21 W. 91.6 feet to an iron pin; and N. 68-18 W. 28.4 feet to an iron pin, the point of beginning.

The above-described property is the same property conveyed to the mortgagor by deed of Williams Street Development Corp. to be recorded herewith.

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which has the address of Lot 160 Dove Tree S/D, Greenville, (Street) (City) South Carolina (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.

