

FILED
GREENVILLE CO. S. C.

200. 1532 PAGE 753

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this Seventh day of October, 1982, between the Mortgagor, Neal J. Ipema and Jean A. Ipema, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

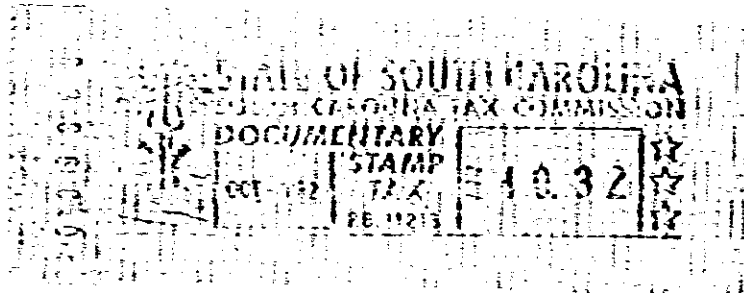
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand Eight Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 lot of land situate on the southeastern side of Holly Park Lane in the County of Greenville, State of South Carolina, being shown as Lot 110 on a plat of the property of Holly Tree Plantation, Phase II, Section III-B, Dated April 20, 1978, prepared by Piedmont Surveyors, recorded in Plat Book 6-H at page 41 in the RMC Office for Greenville County and having the following metes and bounds to-wit:

Beginning at an iron pin on the southeastern side of Holly Park Drive at the intersection of Holly Park Drive and Holly Park Lane and running thence with Holly Park Drive S. 62-113.7 feet to an iron pin at the joint corner of Lot 110 and Holly Tree Country Club; thence W. 32.05 W. 169 feet to an iron pin at the joint rear corner of Lot 110 and Lot 111; thence with Lot 111 N. 52-33 W. 152.4 feet to an iron pin on Holly Park Lane; thence with said lane N. 37-27 E. 120 feet to an iron pin at the intersection of said lane and Holly Park Drive; thence N. 77-37 E. 38.20 feet to the point of the beginning.

Same conveyed by Richard A. Bills and Julia A. Bills to Neal J. Ipema and Jean A. Ipema dated and recorded concurrently herewith.



which has the address of 201 Holly Park Lane, Simpsonville, SC 29681,
(Street) (City)
(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 seized 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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