

MORTGAGE

THIS MORTGAGE is made this 5th day of November 1982, between the Mortgagor, Fred T. Bentfeld and Anna Marie Bentfeld (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").

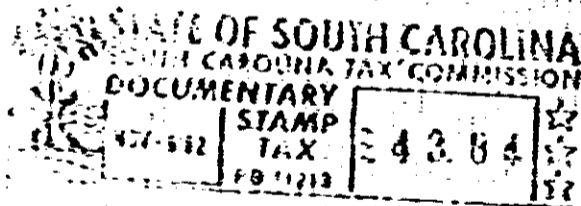
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred nine thousand six hundred and no/100 (109,600.00) dollars, which indebtedness is evidenced by Borrower's note dated November 5, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown as Lot 522 of Section 2, Map 4 of Sugar Creek on a plat entitled "Property of Fred T. Bentfeld and Anna Marie Bentfeld" as recorded in Plat Book 9-1 at Page 16, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Hunting Hill Circle approximately 550.1 feet from the intersection of Hunting Hill Circle and Lady Slipper Lane and running thence with Hunting Hill Circle, S. 31-10 W. 100 feet to an iron pin; thence N. 58-50 W. 150.0 feet to an iron pin; thence N. 31-10 E. 100.0 feet to an iron pin; thence S. 58-10 E. 150.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. as recorded in Deed Book 1126 at Page 294, in the RMC Office for Greenville County, S.C., on November 8, 1982.



which has the address of Lot 522 Hunting Hill Circle, Sugar Creek S/D, Greer, South Carolina 29651 (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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