

GREENVILLE CO. S. C.  
FILED  
SEP 25 1 58 PM '80  
DONNIE L. TANKERSLEY  
R.M.C.

1318 50

# MORTGAGE

THIS MORTGAGE is made this 29TH day of SEPTEMBER, 1980, between the Mortgagor, DAVID B. RICHARDSON AND TERRY L. RICHARDSON (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

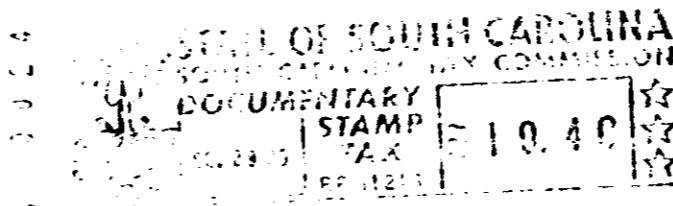
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-EIGHT THOUSAND FOUR HUNDRED FIFTY AND NO/100THS (\$48,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 1, 2010;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the section known as Paris, being known and designated as Lot Nos. 4 and 5 of a subdivision known as Rolling Acres as shown on a plat thereof prepared by Webb Surveying & Mapping Co., December 1964, and recorded in the RMC Office for Greenville County in Plat Book GGG at Pages 200-201, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Belvue Road, joint front corner of Lot Nos. 5 and 6 and running thence along the joint line of said lots, N. 49-57 E. 90 feet to an iron pin at the joint corner of Lots 5, 6 and 7; thence along the rear line of Lot No. 7, N. 11-20 W. 130.1 feet to an iron pin at a rear corner of Lot No. 8; thence N. 55-18 W. 173.2 feet to an iron pin on Dahlgreen Lane; thence along said Dahlgreen Lane S. 40-07 W. 115 feet to an iron pin; thence along the curved intersection of Dahlgreen Lane and Belvue Road, S. 4-53 E. 35.3 feet to an iron pin on Belvue Road; thence along said Belvue Road S. 49-53 E. 105 feet to an iron pin; thence continuing along Belvue Road S. 48-08 E. 60 feet; thence S. 40-21 E. 70 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Wilbur Rushton, Jr. (also known as Wilbur Rushton) on September 29, 1980, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1134 at Page 402.



which has the address of 303 EAST BELVUE ROAD, GREENVILLE, (Street) (City)  
SOUTH CAROLINA 29609 (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.

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