

GREENVILLE, S. C.  
MAY 20 3 00 PM '81  
SHERLEY

200: 1542 PAGE 21

# MORTGAGE

THIS MORTGAGE is made this 22nd day of May, 1981, between the Mortgagor, L. CARRELL ATKINS and SHERRILL R. ATKINS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

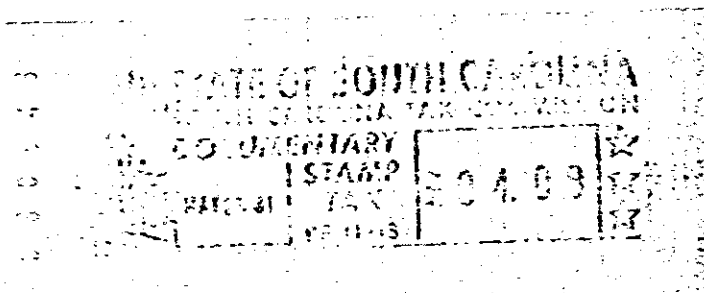
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand One Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1991;

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, with all buildings and improvements, situate, lying and being on the northern side of Bentwood Street, in Greenville County, South Carolina, known as the front portion of Lot No. 12 on a plat of McCULLOUGH HEIGHTS, made by R. W. Parker, C.E., dated 1918, recorded in the RMC Office for Greenville County, S. C., in Plat Book E, page 95, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bentwood Street at the joint corners of Lots Nos. 11 and 12 (said iron pin being located 208 feet northwest from the intersection of Bentwood Street with Franklin Road) and running thence along the northern side of Bentwood Street, N. 58-20 W., 70 feet to an iron pin at the joint front corners of Lots Nos. 12 and 13; thence with the common line of said lots, N. 32-30 E., 150 feet to an iron pin; thence along the line of property now owned by Helen S. Schneider, S. 58-20 E., 70 feet to an iron pin; thence S. 32-30 W., 150 feet to the point of beginning.

The above is the same conveyed to the Mortgagors by deed of Helon S. Schneider and Betty S. Morton to be recorded simultaneously herewith.



which has the address of 6 Bentwood Street, Greenville, (City)  
S. C. 29609 (State and Zip Code) (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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