

RECORDED
GREENVILLE S.C.

JUN 10 4 47 PM '81

MORTGAGE

1543 PAGE 203

JOHN W. BERSLEY

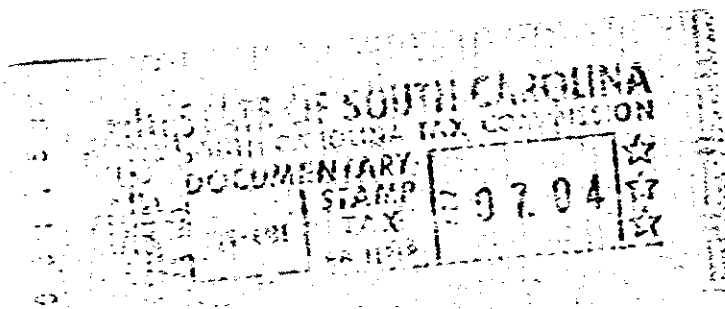
THIS MORTGAGE is made this 3rd day of June 1981, between the Mortgagor, Cedar Lane Properties, a South Carolina General Partnership, (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred Twenty-Seven and 82/100 (\$17,527.82) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 July 1, 1992.

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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as part Lot No. 2 on plat of N. A. Howard Estate, recorded in Plat Book Q, at Page 87, and being shown thereafter on plat by J. C. Hill, entitled "N. A. Howard Estate", dated July, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book GGG, at Page 291, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the Cedar Lane Road at the corner of Lot Nos. 2 and 3, which is located 147.2 feet west of the right-of-way of Batson Road, and running thence along the line of Lucille H. Chastain, N. 28-15 E. 200 feet to an iron pin; thence along the Farr property, N. 66-10 W. 139.8 feet to an iron pin; thence along the property of Carey Howard, S. 25-15 W. 200 feet to an iron pin on the northern side of Cedar Lane Road; thence with said Road, N. 66-10 W. 146.6 feet to the point of beginning, and being the same property conveyed to Mortgagor herein by deed of Haliburton C. Batson, dated June 3, 1981, to be recorded.



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which has the address of Cedar Lane Road, Greenville, South Carolina, 29611.
(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 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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