

FILED
GREENVILLE CO. S. C.

BOOK 1547 PAGE 476

LONG, BLACK & GASTON

JUL 11 11 58 AM '81 MORTGAGE

DONNIE S. DECKERSLEY
R.M.C.

THIS MORTGAGE is made this 16th day of July 1981, between the Mortgagor, CRAIG J. DEITCHLEY AND SHIRLEY A. DEITCHLEY, (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina 20292 (herein "Lender").

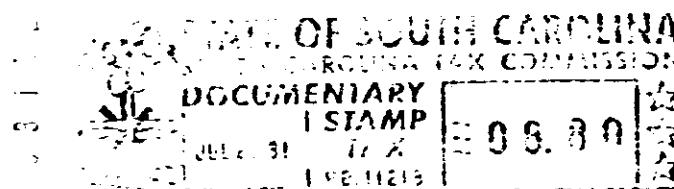
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY TWO THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot 113, on plat of Section 7, FORRESTER WOODS, sheet 1 of 2 sheets, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Pages 21 and 22, and according to a more recent survey by Carolina Surveying Co., dated June 11, 1981, entitled "Craig John Deitchley, and Shirley A. Deitchley", and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Stoney Creek, joint front corner with Lot 112, and running thence along the joint line with Lot 112, N. 49-00 W, 165 feet to an iron pin; thence N 41-00 W. 100 feet to an iron pin at the joint rear corner with Lot 114; thence along the joint line with Lot 114 S. 49-00 E., 165 feet to an iron pin on the Northwestern side of Stoney Creek Drive; thence along said Drive, S. 41-00 W. 100 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Stephen Mark Kirkpatrick and Edwina M. Kirkpatrick, dated July 16, 1981, and recorded simultaneously herewith.



which has the address of 220 Stoneycreek Drive, Mauldin, South Carolina 29662 (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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