

GREENVILLE CO. S. C.
JUL 27 4 30 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 27th day of July 1981, between the Mortgagor, Kenneth R. Peterson and Sharon S. Peterson (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 P. O. Box 225, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Nine Hundred and No/100 (\$46,900.00) Dollars, which indebtedness is evidenced by Borrower's note of * dated July 27, 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 *note of Kenneth R. Peterson

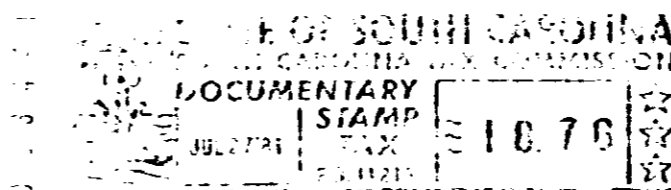
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with any and all improvements thereon, lying, being and situate on the North side of Crowdale Court, Greenville County, South Carolina, being shown and designated as Lot No. 154 on a Plat of Gray Fox Run, Section II, by Freeland and Associates, dated July 27, 1979, and recorded in Plat Book 7-C at Page 58 in the R.M.C. Office for Greenville County, and having the following metes and bounds according to said plat:

BEGINNING at a point on the North side of Crowdale Court, joint front corners of Lots Nos 154 and 153, and running thence along Lot 153 N. 2-36 E. 158.9 feet to a point, joint rear corner of Lots 154 and 153; thence N. 47-32 E. 83.86 feet to a point; thence S. 76-26 E. 70.02 feet to a point, joint rear corner of Lots 154 and 155; thence along Lot 155 S. 2-36 W. 205 feet to a point on the North side of Crowdale Court, joint front corner of Lots 154 and 155; thence along the North side of Crowdale Court N. 87-24 W. 127.97 feet to the point of beginning.

This is the identical property conveyed to Kenneth R. Peterson and Sharon S. Peterson by Balentine Brothers Builders, Inc. by deed recorded simultaneously herewith.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or by inspection of the premises.



which has the address of 8 Crowdale Court Taylors S.C. 29687 (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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