

GRV S.C.  
OCT 30 11 37 PM '81  
DONN W. WILKINSLEY  
M.C.

# MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1981, between the Mortgagor, Makoto Takahama

(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").

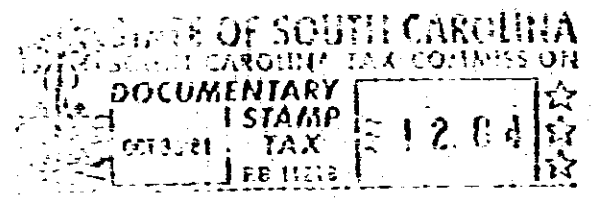
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand One Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2002;

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, together with improvements thereon, situate, lying and being on the northeastern side of Adelaide Drive in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 76, Wellington Greene, plat of which is recorded in the Greenville County R.M.C. Office in Plat Book YY, Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Adelaide Drive at the joint front corner of Lots 75 and 76 and running thence with the northeastern side of said Adelaide Drive, N. 60-13 W. 100 feet to an iron pin at the joint front corner of Lots 76 and 77; thence with the joint line of said lots, N. 29-47 E. 175 feet to an iron pin; thence S. 60-13 E. 100 feet to an iron pin at the joint rear corner of Lots 76 and 75; thence with the joint line of Lots 76 and 75, S. 29-47 W. 175 feet to the Point of Beginning.

The above property is the same property conveyed to the Mortgagor by deed of Charles E. Parks and Eunice T. Parks to be recorded herewith.



which has the address of 109 Adelaide Drive, Greenville, S.C. 29615 (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 seized 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.

LEATHERWOOD, WALKER, TOWD & MANN

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