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JOHN... BERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of November, 1981, between the Mortgagor, Hubert J. Sterling and Donna R. Sterling, (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").

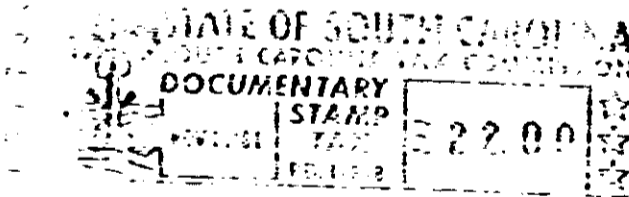
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 343 of Poinsettia, Sheet Two, Section Five, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 5P at page 34; and by a more recent plat entitled "Property of H.J. Sterling and Donna R. Sterling," prepared by Richard D. Wooten, RLS #4678, on November 3, 1981; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Hillpine Drive and running thence with the common property line of Lots 344 and 343, N. 46-24 W. 165.19 feet to an iron pin; thence N. 41-00 E. 115.0 feet to a mark on Duke Power box; thence turning and running with the common property line of Lots 343 and 342, S. 48-00 E. 162.4 feet to an iron pin on Hillpine Drive; thence running along said Drive as follows: S. 43-28 W. 56.0 feet to an iron pin; continuing S. 36-24 W. 63.9 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by deed of James Leary Builders, Inc., to be recorded of even date herewith.



which has the address of 510 Hillpine Drive Simpsonville, (City) South Carolina 29681 (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 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.

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4.00 CT

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