

## MORTGAGE

BONNERSLEY  
M.C.

THIS MORTGAGE is made this 22ND day of DECEMBER,  
 1981, between the Mortgagor, BRUCE H. CALDWELL  
 (herein "Borrower"), and the Mortgagee,  
GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing  
 under the laws of SOUTH CAROLINA, whose address is  
107 Church Street - Greer, South Carolina 29651 (herein "Lender").

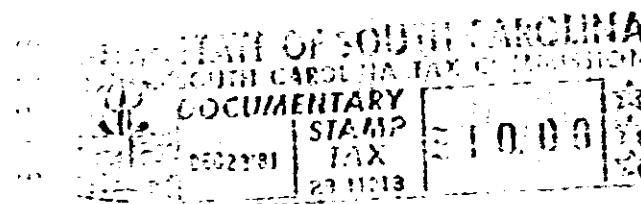
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND TWO HUNDRED  
 AND NO/100THS (\$25,200.00) Dollars, which indebtedness is evidenced by Borrower's note  
 dated DECEMBER 22, 1981 (herein "Note"), providing for monthly installments of principal and interest,  
 with 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 certain piece, parcel, or lot of land situate, lying and being in  
 Bates Township, Greenville County, South Carolina, containing 1.42 acres, more or  
 less, according to a Plat of Bruce H. Caldwell Property located on the Southwestern  
 side of U. S. Highway 276, and having according to said Plat, prepared December 21,  
 1981, by T. Craig Keith, R. L. S., the following courses and distances:

BEGINNING at an iron pin on the Southwestern side of said Highway at a joint  
 corner with Delver Caldwell property, and running thence along the right-of-way line  
 of said Highway as follows: S38-40E, 100 feet; S44-29E, 100 feet; S50-29E, 100 feet;  
 and S57-03E, 233.9 feet to an old iron pin; thence along the Fred Styles property  
 S25-17W, 118 feet to an old iron pin; thence along the rear line of the property  
 being conveyed as follows: N59-45W, 185.2 feet to an iron pin at a poplar tree;  
 N46-37W, 215.1 feet to an old iron pin; N38-10W, 197.2 feet to an old iron pin;  
 thence along the Delver Caldwell line N56-38E, 96.3 feet to the point of BEGINNING.

THIS being the same property conveyed to Bruce H. Caldwell by Frank P.  
 McGowan, Jr., as Master-In-Equity, on December 23, 1981, by a deed recorded in the  
 R. M. C. Office for Greenville County on said date in Deed Book 1159 at Page 890.



which has the address of ROUTE 4, HIGHWAY NO. 276, TRAVELERS REST,  
 (Street) (City)  
SOUTH CAROLINA 29690 (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 improve-  
 ments 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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