

GREENVILLE, S.C.
MAR 2 3 02 AM '82
R.M.C. HARRISLEY

MORTGAGE

BOOK 1504 PAGE 856

THIS MORTGAGE is made this 26th day of February, 1982, between the Mortgagor, Bobby E. Church and Gwendolyn L. Church, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty-five Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010;

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 Austin Township, in Greenville County, South Carolina, on the northern side of Bethel Drive and being known and designated as Lot No. 1 on plat of Forest Trail Subdivision by Freeland and Associates on April 18, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at page 59, reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to David B. Mann by James R. Mann by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1129, at page 571 on July 18, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
MAR 2 1982
STAMP TAX \$ 18.04

which has the address of 501 Bethel Drive Mauldin, S. C. 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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