

FILED
CO. S. C.
MAR 12 2 20 PM '82
DONNA ROBINSON
R.M.C.

BOOK 1565 PAGE 748

MORTGAGE

THIS MORTGAGE is made this 12th day of March, 1982, between the Mortgagor, Paul B. Byrum and Lynne C. Byrum, (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 Sixty-Seven Thousand Nine Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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 April 1, 1988.....;

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 on the northerly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lot No. 19 on plat of Meyers Park Subdivision, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 53, as revised on November 10, 1976, said revision being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 56, and having, according to a more recent plat entitled "Property of Paul B. Byrum and Lynne C. Byrum" by Freeland & Associates dated March 9, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Forest Lane at the joint front corner of Lots Nos. 19 and 18 and running thence with the line of Lot No. 18, N. 54-05 W. 169.2 feet to an iron pin in the line of Knollwood Subdivision; thence with the line of Knollwood Subdivision, S. 35-28 W. 131.34 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence with the line of Lot No. 20, S. 54-32 E. 170 feet to an iron pin on the northerly side of Forest Lane; thence with the northerly side of Forest Lane, N. 35-28 E. 103.03 feet to an iron pin; thence still with the northerly side of Forest Lane, N. 33-46 E. 27 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Donna O. Robinson of even date herewith and recorded in the RMC Office for Greenville County in Deed Book 1163 at Page 809.

which has the address of 18 Forest Lane,
(Street)
SC 29603 (herein "Property Address");
(State and Zip Code)

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAR 12 1982
2718

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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