

GREER, S.C. FILED  
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S.G.H.H. BANKERSLEY  
N.H.C.

BOOK 1586 Page 513  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

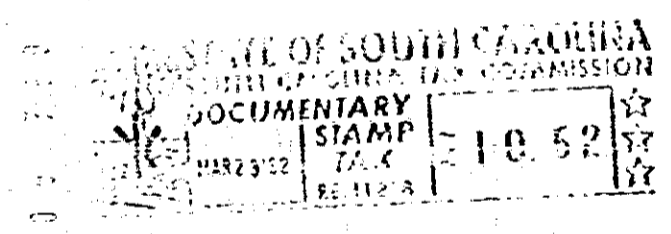
THIS MORTGAGE is made this 24th day of March 19. 82, between the Mortgagor, Thomas G. Atkinson & James A. Hess, a Partnership, d/b/a Peachtree Enterprises (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand, Eight Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 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 September 1, 2004

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: in Chick Springs Township, in the City of Greer, located at the corner of the intersection of North Main Street and Bearden Street and being shown as Lots Nos. 1 and 2 on plat entitled, "Property of Elmer S. Wilson, Inc.", by Jones Engineering Service, dated June 15, 1979 and being described as a whole as follows:

BEGINNING at an iron pin on the west side of North Main Street and the north side of Bearden Street (Northwest corner of intersection) and running thence N. 2-22 W., 105 feet along the west side of North Main Street to old iron pin; thence N. 80-29 W., 189 feet to old pin; thence N. 1-08 W. 115.2 feet to old pin on school lot; thence with school lot N. 75-49 W., 104.2 feet to pin near large water oak; thence S. 1-04 E., 237.4 feet to the north side of Bearden Street; thence with the North side of Bearden Street S. 82-14 E., 292.3 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors by deed of Elmer S. Wilson, Inc. to be recorded of even date herewith.



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which has the address of ... corner of Bearden and North Main Streets, Greer, S.C. (Street) (City) (State and Zip Code) (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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