

FILED  
GREENVILLE CO. S. C.  
APR 1 4 04 PM '82  
**MORTGAGE**

DONALD W. WALKERSLEY

THIS MORTGAGE is made this 1ST day of APRIL, 1982, between the Mortgagor, DAVID B. MANN, (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").

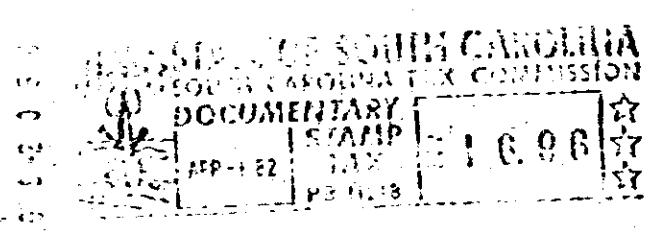
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-TWO THOUSAND THREE HUNDRED SEVENTY-FIVE (\$42,375.00) Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 1, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 1983...

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, Greenville County, South Carolina, on the Northern side of Bethel Drive, and being known and designated as Lot No. 6 on a plat of Forest Trail prepared by Freeland & Associates on April 18, 1979, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bethel Drive at the joint front corner of Lot Nos. 5 and 6 and running thence with the line of Lot No. 5, N. 22-53 E. 182.9 feet to an iron pin; thence S. 67-07 E. 80 feet to an iron pin, the rear corner of Lot Nos. 6 and 7; thence along the line of Lot No. 7, S. 22-53 W. 179.1 feet to an iron pin on Bethel Drive; thence along said Bethel Drive, N. 69-54 W. 80.1 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of James R. Mann dated December 2, 1980, and thereafter filed on December 3, 1980, in the RMC Office for Greenville County in Deed Book 1138 at Page 262.



which has the address of LOT NO. 6, BETHEL DRIVE, MAULDIN, SOUTH CAROLINA, (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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