

APR 8 '82

WESLEY MORTGAGE

THIS MORTGAGE is made this 8th day of April 1982, between the Mortgagor, Isabelle P. Bingham, (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 Thirty-Six Thousand One Hundred Fifty & No/100-----Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 May 1, 2008...

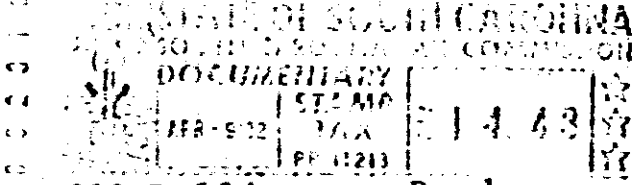
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, Chick Springs Township, State of South Carolina, together with all improvements thereon, situate, lying and being on the southern side of Melbourn Lane and being known and designated as Lot No. 28 of WELLINGTON GREEN Subdivision as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Melbourn Lane, joint front corner of Lots Nos. 27 and 28, and running thence along the common line of said lots, S. 31-17 W. 111.4 feet to an iron pin at the joint front corner of Lots Nos. 27, 28 and 29 and running thence, N. 64-09 W. 172 feet to an iron pin on the eastern side of Rollinggreen Road; running thence with the eastern side of Rollinggreen Road, N. 02-50 E. 101.3 feet to an iron pin at an intersection; thence with the curve of said intersection, the chord of which is N. 68-55 E. 32.8 feet to an iron pin on the southern side of Melbourn Lane and running thence along the southern side of Melbourn Lane, S. 62-19 E. 200 feet to an iron pin, the point of beginning.

This is the same property conveyed to Donald W. Bingham and Isabelle P. Bingham by deed of Peter N. Roditis and Litsa K. Roditis dated November 4, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1158, at Page 872, on November 30, 1981; subsequently, the said Donald W. Bingham conveyed his undivided one-half interest in and to the subject property to Isabelle P. Bingham by deed dated April 8, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1165, at Page 148.

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which has the address of 310 Rollinggreen Road, Greenville, S. C. 29615 (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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