

S.C.
MAY '82

1589 20692

MORTGAGE

THIS MORTGAGE is made this 7 day of May, 1982, between the Mortgagor, Thomas A. Weir and Beth M. Weir, (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").

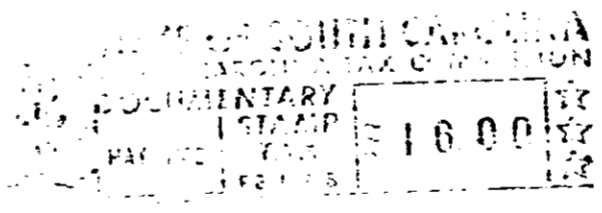
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007;

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 in the State of South Carolina, County of Greenville, Town of Simpsonville, at the southwesterly intersection of Cloverdale Lane and Newgate Drive, Being Shown and designated as Lot No. 110, on plat of Section 2, Bellingham, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4 N, at Page 79, and having, according to said plat, the folloeing metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Cloverdale Lane, the joint corner of Lots Nos. 110 and 111, and running thence N. 77-05 E. 75.0 feet to a point at the southwesterly intersection of Cloverdale Lane and Newgate Drive; thence with said intersection S. 58-20 E. 35.6 feet to a point on the westerly side of Newgate Drive; thence with the Westerly side of said Drive S. 13-44 E. 100.0 feet to a point on Newgate Drive; thence still with the Westerly side of said Drive, S. 1-00 E. 25.0 feet to an iron pin at the joint corner of Lots Nos. 110 and 109; thence with the joint line of said Lots S. 79-54 W. 100.0 feet to an iron pin at the joint line of Lots Nos 110 and 111; thence N. 11-38 W. 144.6 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Thomas A. Weir and Beth M. Weir of even date to be recorded herewith.



which has the address of 202 Newgate Drive Simpsonville, South Carolina 29609 (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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