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MORTGAGE

BOOK 1571 PAGE 622

THIS MORTGAGE is made this 1st day of June 1982 between the Mortgagor, G. P. Apperson, Jr. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousand and no/100 (35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 1, 1989;

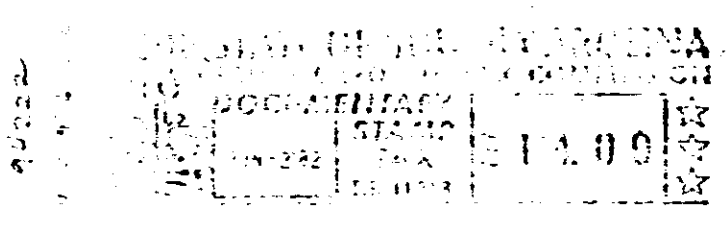
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, on the northern side of East Washington Street, in the City of Greenville, South Carolina, and originally being Lot 29, Block C of East Park (now Boyce Lawn Addition), the plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A at Page 383, and being also shown as "Property of Ronald E. Gregory, et al," on a more recent survey dated January 1974, being recorded in the RMC Office for Greenville County in Plat Book 5-B at Page 77, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of a block wall on the northern side of East Washington Street at the joint corner of the Gregory property and property of McGunkin, and running thence N. 17-15 W. 93.2 feet to an iron pin; thence running S. 41-09 W. 95 feet to a point; thence continuing S. 38-11 W. 76.5 feet to an iron pin on the northern side of East Washington Street; thence along the northern side of East Washington Street, N. 72-45 E. 143.9 feet to the point and place of beginning.

THIS being the same property conveyed to Mortgagor herein by deed of even date from R. E. Gregory & Co, LTD, A South Carolina Limited Partnership recorded in the RMC Office for Greenville County on June 2, 1982, in Deed Book 1167 at Page 886.

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which has the address of 1201 E. Washington Street, Greenville,
[Street] [City]
South Carolina 29601 (herein "Property Address");
[State and Zip Code]

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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