

GREER S.C.
JUN 10 1982
WASLEY

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MORTGAGE

THIS MORTGAGE is made this 10th day of June 1982, between the Mortgagor, David B. Ledbetter and Sandra W. Ledbetter (herein "Borrower"), and the Mortgagee, Greer Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Seven Hundred and No/100 (\$18,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 July 1, 1999;

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 with improvements thereon, lying, situate and being on the western side of Conestee Avenue, in the City of Greenville, and being further known and designated as Lot No. 14 on a plat of Cherokee Park, made by Brodie and Bedell dated July 1913, recorded in the RMC Office for Greenville County in Plat Book "C" Page 96, and having according to a more recent plat made by Freeland & Associates, dated June 7, 1982 entitled property of David B. Ledbetter and Sandra W. Ledbetter recorded in the RMC Office for Greenville County, S.C. in Plat Book 9-B at Page 96, following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Conestee Avenue at the joint corner of Lots 14 and 15 and runs thence along line of Lot 15 N. 62-38 W. 170.58 feet to an iron pin on the east side of a 15 foot alley; thence along said alley N. 27-58 E. 60 feet to an iron pin; thence along line of Lot 13 S. 62-38 E. 170.33 feet to an iron pin at the west side of Conestee Avenue; thence along said Avenue S. 27-11 W. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Danny E. Steadman and Sandra S. Steadman of even date to be recorded herewith.



which has the address of 26 Conestee Ave. Greenville, S.C. 29605 (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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