

S. C.
1982
ESLEY

BOOK 1573 PAGE 926

MORTGAGE

THIS MORTGAGE is made this 29TH day of JUNE, 1982, between the Mortgagor, ROBERT T. GRIFFIN AND TERI D. BREWTON, (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").

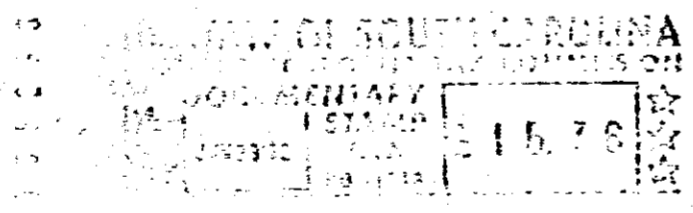
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-NINE THOUSAND FOUR HUNDRED AND NO/100THS (\$39,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2011.....;

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, with all buildings and improvements, now or hereafter constructed thereon, situate, lying and being on the Northwestern side of Trent Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 167 on a plat of AVON PARK, made by C. C. Jones & Associates, Engineers, dated November 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK at Page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Trent Drive at the joint corners of Lot Nos. 167 and 168 and running thence, N. 79-44 W. 190, more or less, to a point; thence N. 50-09 W. 133.6 feet to an iron pin; thence N. 83-34 E. 3.3 feet to an iron pin; thence along the line of Lot No. 166, S. 79-44 E. 300 feet, more or less, to a point on Trent Drive; thence with the Northwestern side of Trent Drive, S. 10-16 W. 90 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors by a certain deed of Roy L. Almond dated June 29, 1982, and thereafter filed on June 29, 1982, in the RMC Office for Greenville County in Deed Book 1169 at Page 364.



which has the address of 117 TRENT DRIVE, TAYLORS, SOUTH CAROLINA 29687,
(Street) (City)
(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 seized 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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