

REC'D
S.C.
JUN 30 AM '82
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 29th day of June, 1982, between the Mortgagor, Thomas C. Smith, Jr. & Mari Kay Smith, (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 Thousand & no/100 ----- (\$30,000.00) ----- 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, 2012.....;

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 the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 8, on Plat Entitled "Addition to Sheffield Forest", which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book III, Page 122, and having, according to a more recent plat entitled "Property of Thomas C. Smith, Jr. & Mari Kay Smith" dated June 25, 1982, by Carolina Surveying Co., recorded in Plat Book 9-C, at Page 31, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Vaille Drive, (formerly known as Confederate Avenue), joint front corner of Lots 7 and 8, and running thence along the line of said lots, N. 10-03 E., 128.1 feet to an iron pin, at corner of Lot 9; thence with the line of Lot 9, S. 79-31 E., 123.2 feet to an iron pin on the western side of Vaille Drive; thence with the western side of Vaille Drive, S. 10-29 W., 75 feet to an iron pin; thence continuing with Vaille Drive, following the curvature thereon, the chord of which is S. 54-44 W., 71.6 feet to an iron pin on the northern side of Vaille Drive; thence with the northern side of Vaille Drive, N. 81-00 W., 72.5 feet to the beginning corner.
BB Ref. T33-2-283.

This being the same property conveyed to the mortgagors by deed of Employee Transfer Corporation dated June 25, 1982, said deed to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
12.00

which has the address of 3 Vaille Drive Taylors,
(Street) (City)
South Carolina 29687 (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.

2 UN30 82 021

4.0001

100

4328 RV-2