

PH 003
DONA... BERSLEY
... INC

MORTGAGE

1574-846

THIS MORTGAGE is made this 6th day of July, 1982, between the Mortgagor, John Hill Paylor, III and Toni C. Paylor (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of United States, whose address is P. O. Box 10148, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-three Thousand, Six Hundred and NO/100 (\$63,600) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 August 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 situate, lying and being on the Southeastern side of Chisolm Trail in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 as shown on a plat of Parkins Lake Development, Section 2, prepared by R. K. Campbell, Registered Surveyor, dated October 22, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, at page 93, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southeastern side of Chisolm Trail at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 1 S 56-05 E 185 feet to an iron pin at the joint rear corner of Lots Nos 1 and 2; thence S 33-55 W 150 feet to an iron pin at the joint rear corner of Lots Nos 23 and 3; thence with the line of Lot No. 3 56-05 W 185 feet to an iron pin on the Southeastern side of Chisolm Trail at the joint front corner of Lots Nos. 2 and 3; thence with the Southeastern side of Chisolm Trail N 33-55 E 150 feet to the point of beginning.

Being the same property conveyed to mortgagor herein by deed of Duckett M. Adair and Melanie M. Adair dated and recorded simultaneously herewith in Deed Book 1169, page 285.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JUL 1982
25.44

which has the address of 9 Chisolm Trail Greenville, S. C. 29607 (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 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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