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S.C.  
JUL 10 11 44 AM '82  
GREENVILLE  
SOUTH CAROLINA

# MORTGAGE

THIS MORTGAGE is made this 8th day of July, 1982, between the Mortgagor, HOWARD C. ARNOLD AND SUSAN R. ARNOLD, (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").

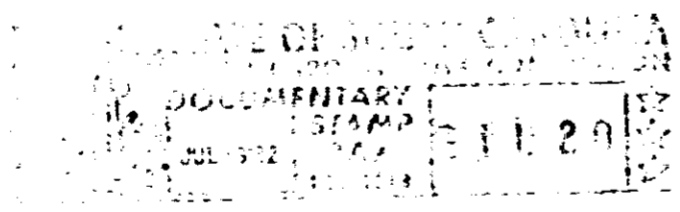
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000;

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, situate, lying and being on the northern side of Old Easley Bridge Road, in Greenville County, South Carolina, being shown and designated as Tract No. 1 on a plat of the PROPERTY OF MRS. RUBY REID ROGERS, dated January 22, 1973, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-Q, page 58, and having according to a more recent plat of the PROPERTY OF HOWARD C. ARNOLD AND SUSAN R. ARNOLD, made by James R. Freeland, Surveyor, dated July 6, 1982, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of the edge of the right of way of Old Easley Bridge Road at the corner of property now or formerly owned by Mrs. Creatie R. Jones and running thence with the line of said property N. 3-36 E., 177.56 feet; thence along the line of Tract 2, S. 67-49 E., 124.6 feet to a point in a driveway; thence through said driveway, S. 9-34 W., 169 feet to a point on the northern side of Old Easley Bridge Road; thence with the northern side of Old Easley Bridge Road, N. 69-40 W., 105 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of James W. Johnson and Betty R. Johnson to be recorded simultaneously herewith.



which has the address of Lot 1, Old Easley Bridge Road Easley, South Carolina 29640 (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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