

MORTGAGE

BOOK 1578 PAGE 544

FILED
THIS MORTGAGE is made this 30 day of JULY 1982, between the Mortgagor, WILLIAM R. EIDSON (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, 500 East Washington Street, GREENVILLE, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FIVE THOUSAND (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 3 on plat of LOST VALLEY, SECTION I, recorded in the RMC Office for Greenville County in plat book 5-P at page 24, and having the following metes and bounds:

Beginning at an iron pin on the western side of Westview Avenue at the joint corner of Lots 2 & 3, and running thence N. 89-25 W. 101 feet to an iron pin; thence N. 21-13 W. 75 feet to an iron pin; thence S. 88-14 E. 127.8 feet to an iron pin; thence S. 0-24 E. 67 feet to the point of beginning.

This is the same property conveyed to mortgagor by Billy B. Brinkley, Jr. by deed dated July 28, 1982 to be recorded herewith.

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GREENVILLE, S.C.

which has the address of 59 Westview Avenue Greenville SC 29609 (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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