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S. C.
10 '82 MORTGAGE
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THIS MORTGAGE is made this 6 day of August, 1982, between the Mortgagor, Alvin G. Steading, (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-Five Thousand Five Hundred and No/100 (\$25,500.00) dollars, which indebtedness is evidenced by Borrower's note dated August, 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, 2002;

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 in the County of Greenville, State of South Carolina, on the southwestern side of Old Laurens Road, near the Town of Mauldin, South Carolina, and being shown on recent plat of property of Alvin G. Steading prepared by Freeland and Associates dated July 29, 1982, and recorded in the R. M. C. Office for Greenville County in Plat Book 9-E, at page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Old Laurens Road at corner of property now or formerly owned by Joe Brown Saxon, which iron pin is 804.5 feet in a southeasterly direction from the southwestern corner of the intersection of Old Laurens Road and New Laurens Road; thence along said Old Laurens Road S. 24-19 E. 103.96 feet to an iron pin at the corner of property of J. B. A. Thomason Estate; thence along the line of said property S. 62-00 W. 180.97 feet to an iron pin; thence N. 24-19 W. 103.96 feet to an iron pin; thence N. 62-00 E. 180.97 feet to the point of beginning.

The above is the same property conveyed to mortgagor herein by deed of Alvin H. Rice dated October 13, 1969, and recorded October 13, 1969, in the R. M. C. Office for Greenville County in Deed Book 877, Page 409.

This conveyance is subject to such easements, restrictions, or rights-of-way as may appear of record.

DOCUMENTARY STAMP
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which has the address of 302 Old Laurens Road, Mauldin, South Carolina, (Street) (City)
South Carolina 29662 (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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