

S.C.
PH '82

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MORTGAGE

THIS MORTGAGE was made this 11th day of August, 1982, between the Mortgagor, Parker E. Connor, III (herein "Borrower"), and the Mortgagee, Carolina Savings and Loan Association, a corporation organized and existing under the laws of the United States whose address is 500 East Washington Street, Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$18,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 September 1, 2003

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 certain piece, parcel, or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the east side of Summit Drive, being shown and designated as Lot 5 on a plat of Property of Helen M. Powe, prepared by W. J. Riddle, Surveyor, dated June, 1944, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 65, and shown on a more recent survey entitled Property of Thomas David Lynn, prepared by Campbell & Clarkson, Surveyors, Inc., dated January 16, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-D at page 71-B, and having according to said more recent plat, the following metes and bounds, to wit:

BEGINNING at a point on the east side of the right of way of Summit Drive, joint front corner of Lots 5 and 6; running thence along the common line of said lots S89-52 E 159.9 feet to a point, being the joint rear corner of Lots 5, 6, and 19; running thence along the common line of Lots 5 and 19 S 1-15 W 67 feet to point; being the joint rear corner of Lots 4, 5, and 19; running thence along the joint line of lots 4 and 5 N 89-52 W 159.9 feet to a point on the east side of the right of way of Summit Drive, joint front corner of lots 4 and 5; running thence along the right of way of Summit Drive N 1-15 E 67 feet to the POINT OF BEGINNING.

This conveyance is made subject to easements, restrictions, and rights of way of record affecting said property.

This is the same property conveyed to the grantor herein by deed of Rupert E. Moredock, dated August 11, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1172 at page 25 on August 11, 1982.

which has the address of 504 Summit Drive, Greenville, (Street) (City)
S.C. 29609 (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 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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