

SLEY

MORTGAGE

BOOK 1577 PAGE 730

THIS MORTGAGE is made this 13th day of August 1982, between the Mortgagor, Williams Street Development Corp. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

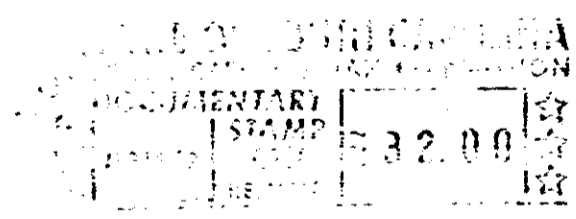
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, known and designated as the major portion of Lot No. 162 as shown on plat entitled Dove Tree, prepared by Piedmont Engineers & Architects, dated September 18, 1972, and revised March 29, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X, at Page 23, and further shown on plat entitled Property of Williams Street Development Corp., dated August 11, 1982, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-E, at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly edge of Sugarberry Drive and running thence with the northerly edge of Sugarberry Drive, S. 60-05 W. 23.6 feet to a point; thence with a new line through Lot No. 162, the following courses and distances: N. 59-01 W. 82.3 feet to an iron pin; thence N. 65-06 W. 79.4 feet to an iron pin in the line of Lot No. 163; thence N. 26-37 E. 115.6 feet to a point on the southerly edge of Shinleaf Drive; thence with the southerly edge of Shinleaf Drive, S. 59-05 E. 14.2 feet; thence S. 49-31 E. 89.1 feet; thence S. 37-35 E. 85.8 feet; thence S. 14-15 W. 29.7 feet to a point on the northerly edge of Sugarberry Drive; thence with the northerly edge of Sugarberry Drive, S. 67-19 W. 15 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Helen J. Croxton, Individually, and Helen J. Croxton and Hugh B. Croxton, Jr., as Trustees under the Will of Hugh B. Croxton, dated August 8, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1130, at Page 715, on August 8, 1980.



which has the address of Lot 162, Dove Tree S/D Greenville, S.C. 29615 (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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