

AUG 30 10 41 AM '82  
DONNIE TANKERSLEY  
R.M.C.

# MORTGAGE

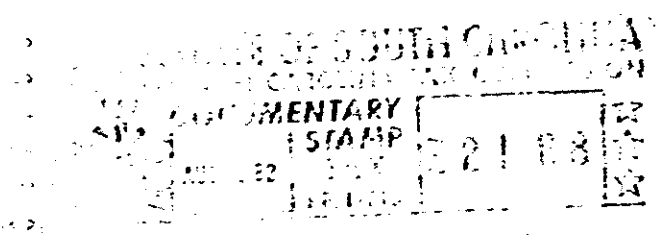
THIS MORTGAGE is made this 27 day of August, 1982, between the Mortgagor, Donald C. Skeen and Nancy G. Skeen (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, herein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four thousand one hundred fifty and no/100 (54,150.00) 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 July 1, 1997;

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 all improvements thereon situate, lying and being on the southern side of Fairview Road in the above County and State and being a 1.33 acre tract being a part of lot 4 and a part of lot 3 of the property of Clifton E. Singleton, John D. Salmon and Mrs. Minnie M. Causey and also being shown and designated as the property of Donald C. Skeen and Nancy G. Skeen on a plat made by R. B. Bruce dated August 24, 1982, to be recorded herewith reference being had to said plat for a more complete metes and bounds description.

The above described property is the same acquired by the mortgagors by deed from B. Phillips Pressley and Patricia C. Pressley dated August 24, 1982 to be recorded herewith.



which has the address of Fairview Road, Greenville,  
[Street] [City]  
South Carolina  
[State and Zip Code] (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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