

FILED
GREENVILLE CO. S. C.

AUG 31 3 29 PM '82

DONNIE S. WANKERSLEY
R.M.C.

LONG, BLACK & GASTON

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MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1982, between the Mortgagor, CHARLES E. LEAK, SR., (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").

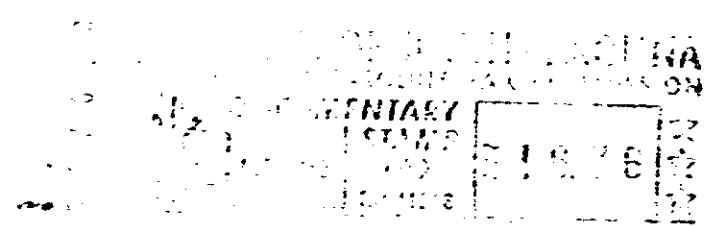
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY ONE THOUSAND NINE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009.....;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 6, as shown on a plat of the subdivision of PALMETTO DOWNS, Section I, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6-H at Page 82, and having, according to a more recent survey prepared by Free-land and Associates dated August 27, 1982, entitled "Property of Charles E. Leak, Sr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Saddlewood Lane at the joint front corner of Lots 5 and 6 and running thence with Saddlewood Lane S. 39-52 E. 107.41 feet to an iron pin; thence running with the line of Lots 7 and 8, S. 50-08 W. 294.06 feet to an iron pin; thence running N. 19-45 W. 114.39 feet to an iron pin; thence running with the line of Lot 5, N. 50-08 E. 254.72 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Neil D. Michael and Nancy E. Michael, dated August 28, 1982 and recorded simultaneously herewith.



which has the address of 22 Saddlewood Lane Greenville,
(Street) (City)

South Carolina 20615 (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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