

SEP 1 3 14 PM '82

**MORTGAGE**

BOOK 1579 PAGE 473

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 26th day of August 1982 between the Mortgagor, Dennis M. and Jo Ann Riggs (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of Columbia, Columbia, S. C., a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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 Sept. 1, 2007;

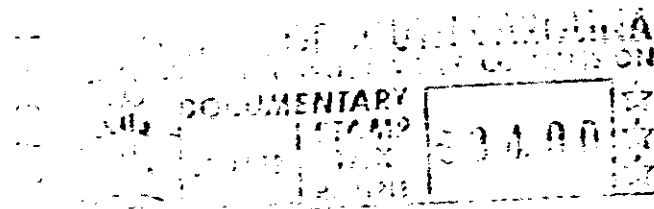
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

being known and designated as Lot # 327 of Section V of a subdivision known as Poinsettia (Sheet 2), said subdivision being located in the corporate limits of the Town of Simpsonville, with the said Plat recorded in the R.M.C. Office for Greenville County in Plat Book 5P at Page 34, and having, according to the said metes and bounds as follows:

BEGINNING at a point on the Northwestern side of S. Almond Drive 619.0 feet + or - from the intersection of S. Almond Drive and Hillpine Drive, and running N. 52-27 W., 179.02 feet to a point; thence N. 41-00 E., 115.0 feet to a point; thence S. 53-52 E., 184.02 feet to a point on S. Almond Drive; thence along S. Almond Drive S. 43-19 W., 120 feet to the point of beginning.

DERIVATION: This is the same property conveyed to the mortgagors herein by deed from H. E. Freeman Construction Company, Inc., of even date, recorded in the R.M.C. Office for Greenville County in Deed Book 1173, at Page 184.

THIS MORTGAGE is made subject to all defects, conveyances, liens, rights of way, restrictions and covenants (if any) of record as of the date of recording.



which has the address of Lot 327 S. Almond Drive, Simpsonville, S. C. (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 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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