

SEP 17 12 58 PM '82

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1982, between the Mortgagor, James J. Copeland and Laureen R. Copeland, (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").

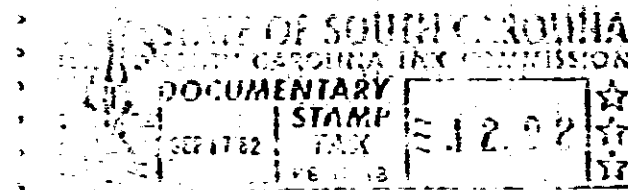
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand, Three Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel, or lot of land situate, lying and being shown and designated as Lot 4, on plat entitled "Parkstone" prepared by W. R. Williams, Jr. and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8P, Page 42, and also being shown as Lot 4 on property formerly known as "Gallo Acres" as prepared by W. R. Williams, Jr. dated July 25, 1977, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X, Page 15, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on Parkstone Drive, joint front corner of lots 4 and 5, and running thence S 61-49 E 125 feet to an iron pin, joint rear corner of said lots; thence S 28-11 W 80 feet to an iron pin being the joint rear corner of lots 3 and 4; thence along the common line of said lots N 61-49 W 125 feet to an iron pin on Parkstone Drive, said iron pin being approximately 246 feet from the intersection of Parkstone Drive and Hall Road; thence along Parkstone Drive N 28-11 E 80 feet to an iron pin being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Davis Mechanical Contractors, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book//74, Page 62, on September 17, 1982.



which has the address of 8 Parkstone Drive, Greenville, SC 29609,
(Street) (City)
(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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