

OCT 1 3 43 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this first day of October 1982, between the Mortgagor, Carol M. Staples and Glen E. Staples (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 2012 (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:

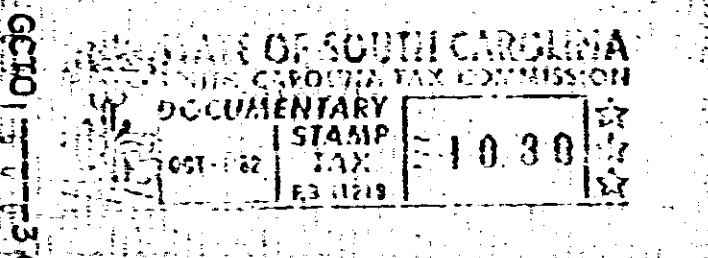
Handwritten: S. C. 10/1/82
ALL that piece, parcel or lot of land situate, lying and being on the northwestern side of Maple Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot 61 of a subdivision known as Peachtree Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 189 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Maple Drive at the joint front corner of Lots 60 and 61; and running thence with the joint line of said lots N. 50°08' W. 180.8 feet to an iron pin; running thence N. 36°28' E. 106.3 feet to an iron pin at the joint rear corner of Lots 61 and 45; running thence with the joint line of Lots 61, 44 and 45 S. 49°00' E. 175 feet to an iron pin on the northwestern side of Maple Drive; running thence with the northwestern side of said Drive S. 32°28' W. 59.5 feet to an iron pin; thence continuing with said Drive S. 34°17' W. 43.7 feet to an iron pin; point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of Sammy C. Vaughn to be recorded simultaneously herewith.

REPEAT OF FIRST PARAGRAPH:

ALL that piece, parcel or lot of land situate, lying and being on the northwestern side of Maple Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot 61 of a subdivision known as Peachtree Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 189 and having, according to said plat, the following metes and bounds, to-wit:



which has the address of 302 Maple Drive, Mauldin, South Carolina 29662 (herein "Property Address");
[Street] [City] [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.

GC101 3 OCT 1 82 092

4328 IV.2