

AM '82

RSLEY

BOOK 1385 PAGE 876

MORTGAGE

THIS MORTGAGE is made this 5th day of November 1982, between the Mortgagor, STEPHEN O. BARTLETT and DANA S. BARTLETT (herein "Borrower"), and the Mortgagee, CHARTER MORTGAGE COMPANY, a corporation organized and existing under the laws of The State of Florida, whose address is Post Office Box 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY NINE THOUSAND and No/100 (\$99,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 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 in the County of Greenville, State of South Carolina, on the eastern side of Piney Grove Road, being shown and designated as Lot No. 133 on plat of FORRESTER WOODS, Sec. 7, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at Pages 21 and 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Piney Grove Road at the joint front corner of Lots Nos. 132 and 133, and running thence with the joint line of said lots, S. 70-30 E. 150.0 feet to an iron pin; thence S. 42-39 W. 66.0 feet to an iron pin; thence S. 42-48 E. 58.8 feet to an iron pin; thence DUE WEST 167.0 feet to an iron pin on the eastern side of Piney Grove Road; thence with the eastern side of Piney Grove Road, N. 12-06 E. 145.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Stephen S. Bartlett and Elizabeth A. Bartlett dated November 1982, and recorded herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
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EST 11

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which has the address of 415 Piney Grove Road, Route # 10, Greenville, (Street) (City)
S. C. 29607 (herein "Property Address"); (State and Zip Code)

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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".

11.0001

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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