

LONG, BLACK & GASTON

FILED
GREENVILLE, S.C.

NOV 15 4 53 PM '82

DONNIE TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1982, between the Mortgagor, DONALD EDWARD PETERSON AND SANDRA C. PETERSON, (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").

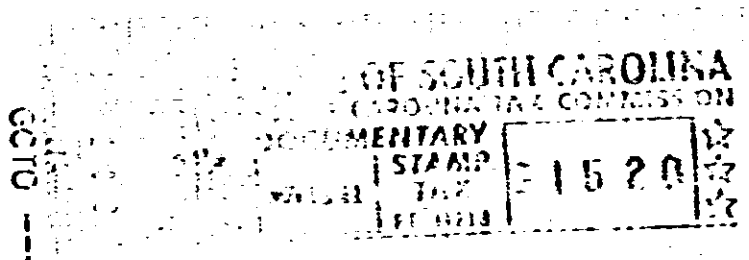
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010

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 shown and designated as Lot B, on plat of Property of Barbara S. Upton, dated February 9, 1976, made by John A. Simons, R.L.S., and recorded in the Greenville County R.M.C. Office in Plat Book 6Q at Page 62 and having, according to a more recent survey prepared by Freeland and Associates dated October 22, 1982, entitled "Property of Donald Edward Peterson and Sandra C. Peterson", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots C and B and running thence with the line of Lot C, N. 59-19 E. 147.7 feet to an iron pin; thence with the rear line of Lot B, S. 44-33 E. 135.9 feet to an iron pin; thence continuing S. 30-41 E. 18.0 feet to an iron pin; thence with the line of Lot A, S. 59-19 W. 180.0 feet to an iron pin; thence with Lee Circle N. 30-41 W. 149.0 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of William E. Singleton and Margaret Ruth W. Singleton, dated November 12, 1982 and recorded simultaneously herewith.



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which has the address of Route 7, Lee Circle Greer
(Street) (City)
South Carolina 29651 (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 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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