

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C. 29601

DONNE TANKERSLEY  
R.M.C.

BOOK 1586 PAGE 34

### MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1982, between the Mortgagor, Theresa D. Steadman, (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").

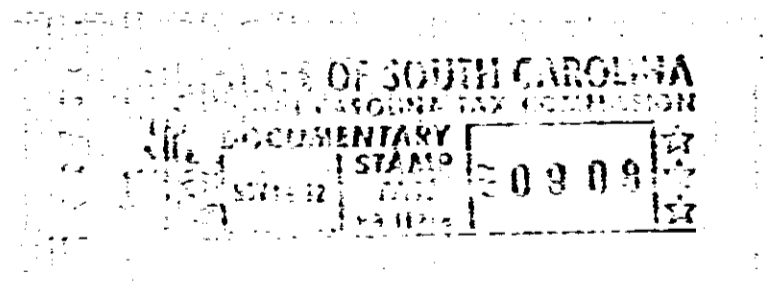
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Six Hundred Fifty-Seven and 35/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1997;

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 O'Neal Township, County of Greenville, State of South Carolina, being shown as 0.83 acres on plat entitled "Survey for Maurice C. Atkins and Elizabeth G. Atkins" prepared by Carolina Surveying Company dated May 25, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-F at Page 33, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hall Road, being approximately 706.51 feet, more or less, from the center of the intersection of Hall Road and Few's Bridge Road; and running thence along the center of Hall Road N. 30-38 W. 143.4 feet to an iron pin; thence running N. 80-47 E. 542.8 feet to an iron pin; thence running S. 65-33 W. 508.3 feet to an iron pin in the center of Hall Road, being the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Maurice C. Atkins and Elizabeth G. Atkins dated May 12, 1981 and recorded in the RMC Office for Greenville County on May 12, 1981 in Deed Book 1147 at Page 895.



which has the address of Route 1, Hall Road Taylors,  
(Street) (City)  
S.C. 29687 (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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