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MORTGAGE

ECO. 1588 PAGE 387

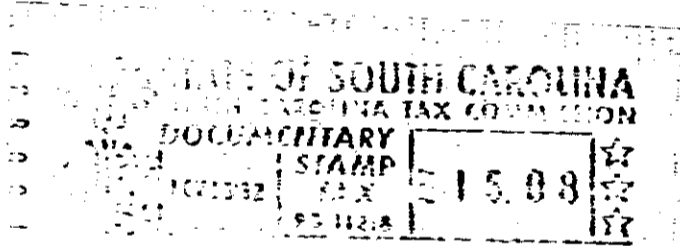
THIS MORTGAGE is made this 18th day of November 1982 between the Mortgagor, DONALD L. VAN RIPER and LISA C. VAN RIPER (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is 500 E. Washington Street, Greenville, S.C., 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Seven Hundred (\$37,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 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 June 1, 2009

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 Greenville County, S.C., on the northeastern side of Cliffwood Lane, being shown and designated as Lot No. 354 on plat of MAP NO. 6 SUGAR CREEK recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-H at Page 63 and having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Paula Mathis, to be executed and recorded of even date herewith.



which has the address of 107 Cliffwood Lane, Greer, S. C. 29651 (herein "Property Address");

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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