

NOV 24 3 27 PM '82

JOHN TANKERSLEY
R.M.C.

BOOK 1586 PAGE 959

MORTGAGE

THIS MORTGAGE is made this 24th day of NOVEMBER, 1982, between the Mortgagor, JESSE W. RICHEY AND SHIRLEY B. RICHEY, (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").

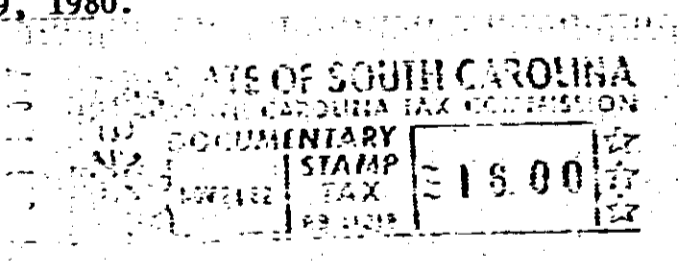
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 24, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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 the State of South Carolina, County of Greenville, shown and designated as Lot no. 46, on plat of Knollwood Heights Subdivision, recorded in Plat Book GG at page 152 and also shown on a more recent plat of Knollwood Heights, Lot 46, Property of Jesse W. Richey and Shirley B. Richey, which plat is dated November 22, 1982, prepared by Freeland & Associates, recorded in Plat Book 9-I at page 53, in the RMC Office of Greenville County, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of McDaniel Lane and running thence N. 57-31 W., 73.7 feet to an iron pin; thence continuing with said Lane, N. 45-11 W., 57.7 feet to an iron pin at the intersection of McDaniel Lane and Huntington Road; thence with said intersection, the radius of which is N. 8-41 W., 40.1 feet to an iron pin on the easterly side of Huntington Road; thence with said Huntington Road, N. 27-49 E., 165.0 feet to an iron pin; thence turning and running with the common line of lots 45 and 46, S. 61-26 E., 190.0 feet to an iron pin; thence turning and running S. 37-33 W., 220.2 feet to an iron pin on the northern side of McDaniel Lane, being the point and place of beginning.

This is the same property conveyed to the mortgagors by deed of Robert Gene McCleskey, N. Jackson Thacker and Charles F. Gentry, as recorded in the RMC Office of Greenville in deed book 1132 at page 855 on September 9, 1980.



which has the address of Lot 46, Knollwood Heights, Mauldin, S.C., mailing address: 6, Huntington Rd., Greenville (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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