

FILED
NOV 26 10 59 AM '82
JOHN ANKERSLEY
R.M.C.

BOOK 1537 PAGE 49

MORTGAGE

THIS MORTGAGE is made this 22nd day of November, 1982 between the Mortgagor, Betty Jo Jennings, James I. Bettis and Tallulah B. Finley, (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").

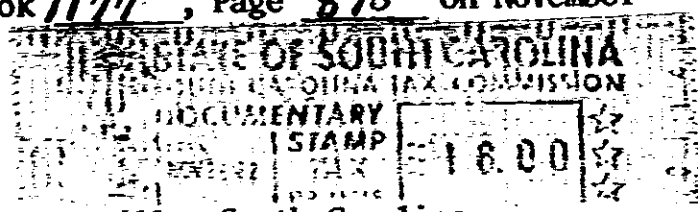
WHEREAS, Borrower is indebted to Lender in the principal sum of 40,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated November 22, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2003;

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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, Greenville Township, on the Western side of Wilton Street, being shown as part of Lots Nos. 28 and 30, Block B, on Plat of Stone Land Company, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, pages 336-341 said lots being specifically described on page 341 as follows:

BEGINNING at an iron pin on the western side of Wilton Street, which pin is 70 feet from the northwest corner of the intersection of Wilton Street with West Croft Street and running thence N. 83-15 W., 148 feet to an iron pin; thence N. 1-41 E., 70 feet to an iron pin; thence S. 83-15 E., 148 feet to an iron pin on Wilton Street; thence along said Wilton Street S. 1-41 W., 70 feet to the beginning corner.

This is the same property conveyed to Thomas A. Bettis, Sr. by deed of Robert C. Weaver, Secretary of Housing and Urban Development recorded in the R.M.C. Office for Greenville County in Deed Book 833, page 119 on November 20, 1967. Thomas A. Bettis died testate in Greenville County on August 24, 1981 as reflected in the Greenville County Probate Court in Apartment 1172, File 6 leaving the mortgagors and Thomas A. Bettis, Jr. the above described property. Thomas A. Bettis, Jr. conveyed his interest in this property to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1177, Page 875 on November 26, 1982.



which has the address of 405 Wilton Street, Greenville, South Carolina (City)
29609 (State and Zip Code) (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 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.