

W. Dennis Chamberlain
C-82-256

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S.C.

MORTGAGE

Nov 9 2 36 PM '82

BOOK 1585 PAGE 380
BOOK 1587 PAGE 925

THIS MORTGAGE is made this 9th day of November 1982 between the Mortgagor, Pat. A. Pierce (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a Florida Corporation, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259 Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand Four Hundred and no/100ths (\$56,400.00) dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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, 2013

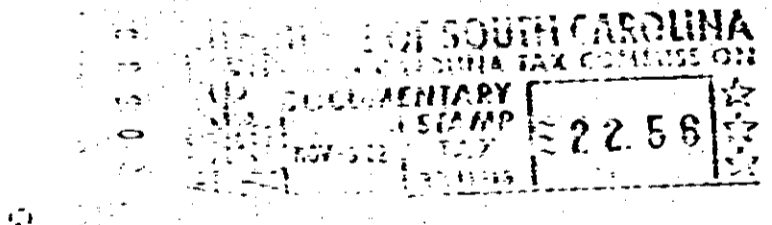
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, situate, lying and being on the westerly side of Tanager Circle, near the City of Greenville, South Carolina, and being designated as Patio Home Lot No. 57, as shown on plat recorded in the RMC Office in Plat Book 7X, at page 79, and having such metes and bounds as shown on said plat which by reference is incorporated herein and made a part of this deed.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above described property.

THIS is a portion of the property conveyed to the Grantor herein by deed of John C. Cothran, et al, to Trendsetter Development Company, Inc., recorded December 14, 1979, in Deed Book 1117, at page 331.

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which has the address of 57 Tanager Circle Greenville, S.C. (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.