

GR: ... CC. S.C.
SEP 14 10 28 AM
DONNIE TANKERSLEY
R.M.C.

FILED
NOV 29 1982
MORTGAGE

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THIS MORTGAGE is made this 10th day of September 1982 between the Mortgagor, Neil L. Caldwell and Jane V. Caldwell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ... Ninety thousand six hundred ... fifty and no/100 (90,650.00) dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 ... October 1, 2012.;

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 County of Greenville, State of South Carolina, lying on the northeastern side of South Almond Drive, and being shown and designated as Lot 328 on a plat entitled POINSETTIA, SHEET 2, SECTION 5 with said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 34, reference to which is hereby made for a more complete description.

This is the same property conveyed to the Mortgagors by Ben E. Sanders by deed of even date, recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
SEP 1982
TAX
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which has the address of Lot 328 South Almond Drive, Simpsonville, South Carolina 29681 (herein "Property Address");
[Street] [City] [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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