

LONG, BLACK & GASTON MORTGAGE

BOOK 1588 PAGE 953

THIS MORTGAGE is made this 13th day of December 1982, between the Mortgagor, ROBERT L. ELSON AND ELLEN S. ELSON (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of the State of South Carolina whose address is Post Office Box 225, Columbia, S. C. 29202 (herein "Lender").

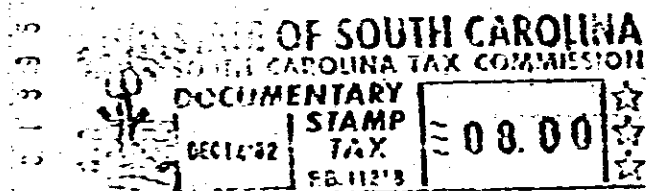
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO 100 Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1998

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Bedford Drive, being shown and designated as Lot No. 37 on plat of Heathwood, recorded in the RMC Office for Greenville County in Plat Book KK on Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bedford Drive, joint front corner of Lots Nos. 36 and 37, and running thence along the common line of said lots, N. 80-06 W. 200 feet to an iron pin; thence running along the rear side of Lot 37, N. 9-54 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 37 and 38; thence along the common line of said lots, S. 80-06 E. 200 feet to an iron pin on the western side of Bedford Drive; thence along said drive, S. 9-54 W. 100 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by deed of Bruce D. Stephens and Victoria B. Stephens, dated December 13, 1982 and recorded simultaneously herewith.



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which has the address of 106 Bedford Drive, Taylors, South Carolina 29687 (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".

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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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