

1982  
GREENVILLE  
DECEMBER 15 1982

DOCUMENTARY  
STAMP  
RECORDED  
DEC 15 1982

# MORTGAGE

BOOK 1539 PAGE 333

THIS MORTGAGE is made this 15th day of December, 1982, between the Mortgagor, Lewis J. Slatton, (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 FIFTEEN THOUSAND AND no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 Dec 1, 1992;

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, containing .80 acres, more or less, as shown on plat of "Property of L.Y. Slatton, prepared by Carolina Surveying Company, dated 11/4/75, which plat is of record in the RMC Office for Greenville County S.C. in Plat Book 50 at Page 7, and having according to said plat, the following metes and bounds to wit:

Beginning at a nail in the center of S.C. Hwy 101 and running thence with line of property herein conveyed and property now or formerly of Blue Ridge Water Co. N.64-36 W. 188.9 feet to an iron pin; thence continuing N. 47-02 W. 19 feet to an iron pin; thence running with joint line of property herein conveyed and property shown on plat as 4.2 acres, more or less, N. 20 E. 159.5 feet to an iron pin; thence continuing S. 73-17 E. 169 feet to a nail, the center of the aforementioned S.C. Hwy. 101; thence running with center of said highway, S. 11-45 W. 196.4 feet to a nail, point and place of beginning.

It being the intention of the grantor to convey all the property shown as .80 acres, more or less, on the aforementioned plat to the center line of the said S.C. Hwy. 101.

This conveyance is made subject to all restrictions, assessments, road ways, setback lines and rights of way, if any, which may affect the above described property.

See deed of L. Y. Slatton dated November 11, 1975 and recorded in RMC Office of Greenville County, Book 1027 at page 118

This is a second mortgage and junior in lien to that mortgage executed by Lewis J. Slatton to 1st Federal of S.C. which is recorded in RMC Office of Greenville County in Book No. 1369 at page 474 dated 7/27/76.

which has the address of Route 1, Hwy 101 Taylors, S.C. 29687  
(Street) (City)  
(herein "Property Address");  
(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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