

MORTGAGE

BOOK 1589 PAGE 534

REC'D - S.C.
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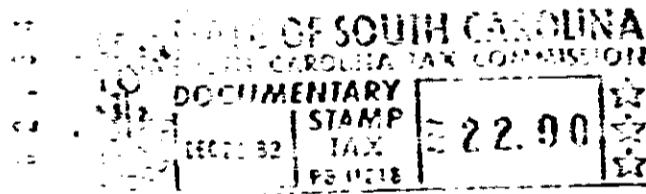
THIS MORTGAGE is made this 16th day of December 1982, between the Mortgagor, LARRY D. SCHAFER AND LINDA S. SCHAFER (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 2568, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 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, 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 piece, parcel or lot of land situate, lying and being on the northern side of Terrance Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 378, on a plat entitled "Section No. 15, Devenger Place", prepared by Dalton & Neves Co., dated May, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 26, and having, according to a more recent survey prepared by Dalton & Neves Co., Engineers, dated December, 1982, entitled "Property of Larry D. Schafer and Linda S. Schafer, such metes and bounds, as appear thereon.

THIS is the same property conveyed to the Mortgagors herein by deed Bob Maxwell Builders, nc., dated December 16, 1982 and recorded simultaneously herewith.



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which has the address of Lot 378, Devenger Place, Greenville, South Carolina 29615 (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.

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