

FILED
GREENVILLE, S.C.

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MORTGAGE

REC. 1592 411

DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 14th day of January, 1983, between the Mortgagor, Barry J. Righi and Deborah L. Righi (herein "Borrower"), and the Mortgagee, First National Bank of S. C., its successors and assigns, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

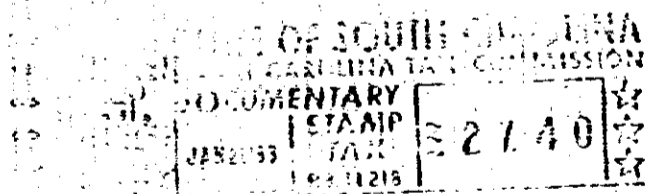
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-EIGHT THOUSAND, FIVE HUNDRED (\$68,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008.

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 southwestern side of the cul-de-sac of Clingmore Court, in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 74 on a plat of HOLLY TREE PLANTATION, SECTION III, made by Piedmont Engineers, Architects and Planners, dated November 10, 1978, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-H, Page 81, and more recent survey of Freeland & Associates, dated January 13, 1983, titled property of Barry J. Righi and Deborah L. Righi, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the cul-de-sac of Clingmore Court and running thence alongside Lot No. 75, S. 6-41 W., 94.2 feet to a pin; thence N. 88-32 W., 305.0 feet to a pin; thence N. 7-59 E., 150.7 feet to a pin; thence S. 83-21 E., 237.56 feet along the line of Lot No. 73 to a pin on the cul-de-sac; thence S. 29-30 E., 25.0 feet to a pin; thence S. 58-31 E., 25.0 feet to a pin; thence S. 87-18 E., 25.0 feet to a pin, THE POINT OF BEGINNING.

This being the same property conveyed to (1) Mortgagor Deborah L. Righi, by Deed of Camelot, Inc., a South Carolina Corporation, dated July 6, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1151, at Page 233; and (2) Deed of Deborah L. Righi, granting one-half (1/2) interest to Mortgagor Barry J. Righi, dated January 14, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1181, at Page 158.



which has the address of 106 Clingmore Court, Simpsonville, S.C. 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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