

GR... S. C.
11 57 AM '83
EDERSLEY
SECURITY FEDERAL
MORTGAGE

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SOUTH CAROLINA
INSTRUMENTARY
STAMP
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THIS MORTGAGE is made this 22nd day of February 1983, between the Mortgagor, Tedson, Inc. (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-three thousand five hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable as set forth in accompanying note of even date.

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:

PARCEL NO. I:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District 6 EW, being known and designated as Lot No. 10 and the western portion of Lot No. 9, as shown on plat of property of Pride and Patton Land Company recorded in the RMC Office for Greenville County in Plat Book E at page 249 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Judson Road, the front joint corner of Lots Nos. 10 and 11, which pin is 100 feet east from the northeast corner of Judson Road and Valley Street, and running thence with the joint line of said Lots N 36-15 E, 211 feet to an iron pin; thence S 53-45 E, 70 feet to a point in the rear line of Lot No. 9; thence S 36-15 W, 211 feet to a point on the northeast side of Judson Road; thence with the northeast side of said road N 53-45 W, 70 feet to the beginning corner, this being all of Lot No. 10 and 20 feet of the western side of Lot No. 9.

DERIVATION: Deed of Fred M. Thompson and J.P. Thompson to to Tedson, Inc. recorded July 3, 1952 in Deed Book 458 at page 439 in the Greenville County RMC Office.

AND ALSO:

PARCEL NO. II:

ALL that certain piece, parcel and lot of land situate, lying and being in Greenville Township, on the Overbrook Road and Balsam Road in Overbrook area and being the northern and eastern portion of Lot No. 46 as shown on plat of Overbrook recorded in Plat Book E at page 252, and likewise being a portion of same land conveyed to Allen which has the address of 1, 3, 5, 7, & B, 9 Parker Rd., 16 & 18 Power St., 5 Warehouse Ct, 24 Balsam Rd., 30 Judson Road, Greenville, SC (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.

1595
PAGE 499

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