

FILED
GREENVILLE S.C.

BOOK 1602 PAGE 278

APR 15 12 17 PM '83

MORTGAGE

DONNIE S. LANKERSLEY
R.M.C.

THIS MORTGAGE is made this 14th day of April, 1983, between the Mortgagor, Penny D. Patterson

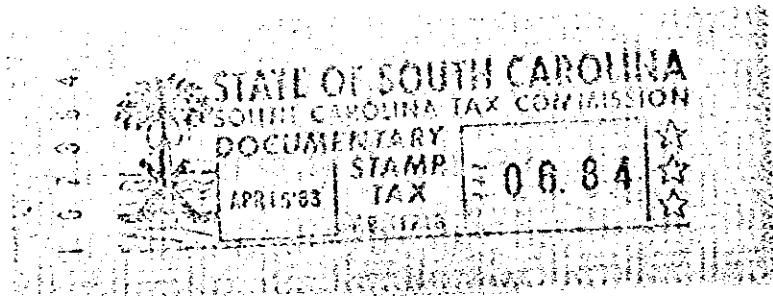
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Seventy Seven and 52/100 -- (\$17,077.52) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 1, 1988;

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the town of Simpsonville, being shown and designated as a 1.0 acre tract, more or less, on a plat entitled "Property for Penny Diane Patterson", prepared by Century Land Surveying Company on May 14, 1979 and recorded in the R.M.C. Office for Greenville, County in Plat Book 7-F, at Page 23, reference to said plat being made for a more particular and accurate description of said tract.

This being that same lot of land conveyed to mortgagor by deed of Kittie B. Chandler, said deed dated May 17, 1979 and recorded in the R.M.C. Office for Greenville County on May 23, 1979 in Deed Book 1103 at Page 141.



which has the address of Route 3, Simpsonville, S.C. 29681

(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 seized 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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