

FILED
GREENVILLE S.C.
APR 19 4 14 PM '83
DONNIE S. JARBERSLEY
R.M.C.

MORTGAGE

BOOK 1602 PAGE 647

THIS MORTGAGE is made this 19th day of April 1983, between the Mortgagor, Anna A. Springfield (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

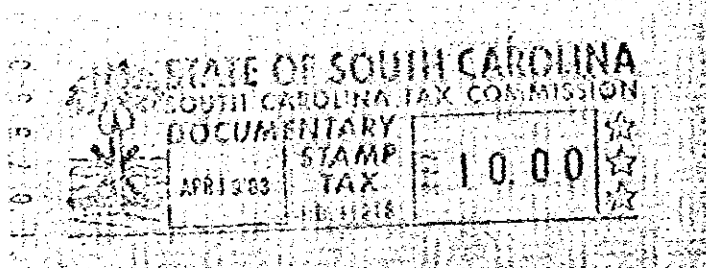
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand (\$25,000.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 certain piece, parcel or tract of land, with the buildings and improvements thereon, containing 5.0 acres, situate lying and being on the southeast side of Valley Road, County and State aforesaid being part of a tract of 10.026 acres shown on Plat entitled "Estate of Roland Rider," on Plat prepared March 7, 1979 by Freeland & Associates, Engineers, which plat is recorded in Plat Book 8-G, Page 91 RMC Office, Greenville County, S. C. and having according to a recent plat entitled "Property of Anna A. Springfield" prepared April 19, 1983 by Freeland and Associates, Engineers, the following metes and bounds to-wit:

BEGINNING at a point 1447 feet from S. C. Highway 276 at corner of property of Pearl Goodwin, in the center of Valley Road marked by a RR Spike; thence with the center of said road the following courses and distances; N 48-01 E 124.42 feet to RR Spike; N 54-54 E 155.52 feet to RR Spike; thence N 53-51 E 340.11 feet to RR Spike; thence S 37-08 E (crossing an iron pin 25 feet from said road) 365.20 feet to an iron pin; thence S 52-52 W 555.80 feet to an iron pin thence N 47-00 W (crossing an iron pin 25 feet from center of Valley Road) 371.53 feet to point of beginning.

Being part of the property conveyed to the mortgagor by deed of William H. Pirkle of even date to be recorded herewith.



which has the address of Rt. 2, Valley Rd., Travelers Rest, South Carolina 29690 (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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