

GREENVILLE S.C.
FILED
MAY 10 1 34 PM '83
DONNIE S. WATSON
K.M.C. WATSON

MORTGAGE

THIS MORTGAGE is made this 3rd day of May, 1983, between the Mortgagor, Paul William Smallridge and Karen Ann Smallridge, (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").

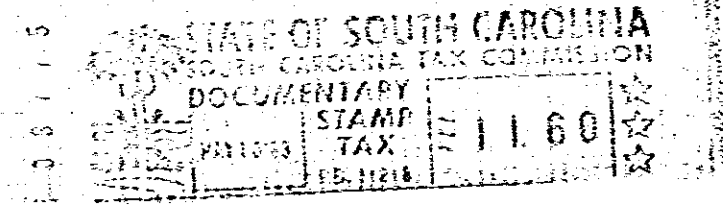
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, on the northern side of Primrose Lane and being known and designated as Lot 65 as shown on Plat of Northside Gardens recorded in the RMC Office for Greenville County in Plat Book S, Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Primrose Lane, joint front corner of Lots 64 and 65 and running thence with said line, N 09-15 W 200 feet to an iron pin; thence N 80-45 E 90 feet to an iron pin, rear corner of Lot 66; thence with the line of said Lot S 09-15 E 170.8 feet to an iron pin on the northern side of Primrose Lane at the intersection of Lullwater Road; thence with curve of said Lane, the chord of which is S 54-54 W 66.8 feet; thence continuing with said Lane, S 80-45 W 30 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of J. Walter Bagwell, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1125, Page 514, on May 9, 1980.



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which has the address of 30 Primrose Lane Greenville,
(Street) (City)
South Carolina 29607 (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.