

FILED
GREENVILLE S.C.
JUN 15 1 08 PM '83
DONALD C. WILSON
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 15 day of June, 1983, between the Mortgagor, L. JULIUS PINKSTON and ERMA B. PINKSTON, (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").

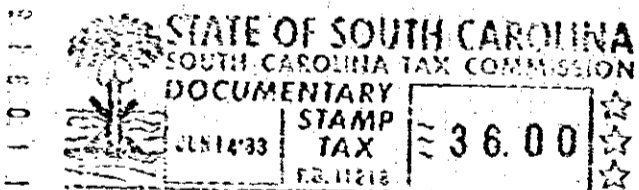
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013;

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 in Butler Township, Greenville County, State of South Carolina, being known as Lot No. 37 Timrod Way Section 2, Parkins Lake Development near Greenville, S.C., according to a plat made October 22, 1962 by R.K. Campbell, Engineer and recorded in the RMC Office for Greenville County, S.C. in Plat Book "YY" Page 93 and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Timrod Way, joint front corner of Lots 37 and 38 and running along the line of Lot 38 N. 29-40 E. 118 feet to an iron pin, joint rear corner of Lots 36 and 37; thence along the line of Lot 36 N. 59-17 W. 176.1 feet to an iron pin, joint front corner of Lots 36 and 37; thence along Timrod Way S. 30-00 W. 137 feet to an iron pin; thence along the curve of Timrod Way S. 6-17 E. 60 feet to an iron pin; thence continuing with the curve of Timrod Way S. 65-41 E. 44.4 feet to an iron pin; thence along Timrod Way N. 87-30 E. 115.2 feet to an iron pin, the beginning corner.

DERIVATION: See Deed of William W. Berry and Ann C. Berry recorded in the Greenville County RMC Office in Deed Book 1149, Page 151.



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which has the address of 49 Timrod Way, Greenville, South Carolina 29607 (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.