

JUN 21 1983
DONNIE

MORTGAGE

BOOK 1612 PAGE 505

THIS MORTGAGE is made this 21 day of June 19 83, between the Mortgagor, James H. Stevens and Janice M. Stevens (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").

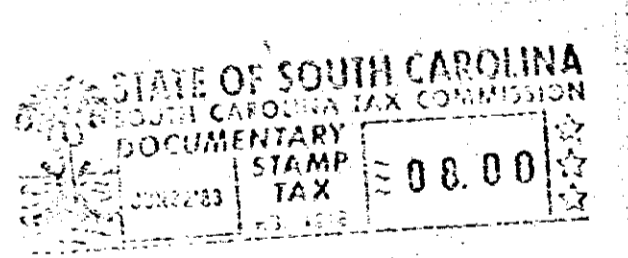
WHEREAS, Borrower is indebted to Lender in the principal sum of twenty thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998

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 peice parcel or lot of land with the buildings and improvements thereon, situate laying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as a portion of lot N. 41, North Park Drive, on Plat of North Park Subdivision, Plat Book K, pages 48 and 49, and being further shown in a more recent Plat entitled "Survey for James H. Stevens and Janice M. Stevens" prepared by Jeffrey M. Plumley, Surveyor, dated June 17, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-B, page 70, and having according to said more recent Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Westerly side of North Park Drive joint front corner of lots 40 and 41 and running thence N68-23 W. 62.6 feet to an iron pin; thence along the line of lot number 42, S19-58 W 50.1 feet to an iron pin; thence through lot number 41 S68-30E 68.9 feet to an iron pin on the Western side of North Park Drive; thence along the right-of-way of North Park Drive N12-47 E 50.5 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the mortgagors by deed of Clifford C. Jones, Sr., et al, as the heirs at Law of Kitty (Katie) E. Jones appearing in Apartment 1661, File 29 in the Probate Court for Greenville County, South Carolina and the heirs at Law of Burwell Jeffrey Jones appearing in the Probate records for Greenville County, South Carolina in Apartment 1694, File 7. Said deed being recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1190 at page 935-936 on June 21, 1983.



which has the address of 107 North Park Drive, Greenville, South Carolina 29609 (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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