

JUL 18 3 35 PM '83

DONNIE S. YANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of July,
1983, between the Mortgagor, David W. Durham and Charlene R. Durham

, (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 Sixty Four Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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 August 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 certain piece, parcel and lot of land, lying, being and situate in the County of Greenville, State of South Carolina, on the northerly side of Pinewood Drive, known as Lots Nos. 22 and 23 of Pinewood Estate Subdivision, and being shown on a plat dated July 15, 1983, entitled "Pinewood Estate, Lots 22 and 23, Property of David W. Durham and Charlene R. Durham", said plat being drawn by Freeland & Associates, Engineers and Land Surveyors, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-V, at page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Pinewood Drive at the joint front corner of Lots Nos. 21 and 22, and running with Pinewood Drive, S.69-58W., 49.0 feet to an iron pin; thence continuing with Pinewood Drive, S.69-35W., 156.0 feet to an iron pin at the intersection of Pinewood Drive and Christie Drive; thence turning and running with Christie Drive, N.1-55W., 179.4 feet to an iron pin at the joint front corner of Lots Nos. 23 and 24; thence turning and running with the line of Lot No. 24, N.69-35E., 148.3 feet to an iron pin at the joint rear corner of Lots Nos. 21 and 22; thence turning and running with the line of Lot No. 21, S.20-25E., 170.3 feet to an iron pin on the side of Pinewood Drive, said iron pin being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Arvin A. Kruse and Valeria V. Kruse, said deed to be recorded herewith.

which has the address of Rt. 3 Pinewood Drive Taylors,
(Street) (City)

S.C. 29687 (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.