

FILED
GREENVILLE S.C.
AUG 1 4 15 PM '83
DONNIE S. ANNEBLEY
R.H.C.

1518 838

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1983, between the Mortgagor, Austin R. Illsley and Lillian O. Illsley, (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street, Gaffney, South Carolina 29340 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and 00/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith (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 piece, parcel or lot of land situate, lying and being in the state of South Carolina, county of Greenville, on the northwesterly side of Leyswood Drive and known and designated as Lot 143 of a subdivision known as Wade Hampton Gardens, Section 3, recorded in the Office of the RMC for Greenville County in Plat Book YY, at Page 179, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwesterly side of Leyswood Drive, corner of Lot 144 and running thence with curves of Leyswood Drive, the chords of which are N. 57-19 E. 50 feet and N. 42-44 E. 80 feet, to an iron pin at the corner of Lot 142; running thence with the line of that lot, N. 52-55 W. 152.4 feet to an iron pin in the line of Lot 128; thence S. 50-05 W. 73.6 feet to an iron pin, joint rear corner of this lot and Lot 144; thence S. 36-02 E. 153.8 feet to an iron pin, the point of beginning.

Derivation: This is the same property conveyed to the Mortgagor by deed dated July 22, 1983 in the RMC Office for Greenville County in book 1193, page 520, from George T. Bauer and Catherine Irene Bauer.

This property is conveyed subject to all restrictions, rights-of-way, and easements of public record or on the plat or premises.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTERED
1983 AUG 1 4 15 PM
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which has the address of 403 Leyswood Greenville
[Street] [City]
South Carolina 29605 (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 seized 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.

1328-17-2