

FILED

AUG 8 1983

MORTGAGE

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THIS MORTGAGE is made this 25th day of July 1983, between the Mortgagor, Rhodan D. Patson (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 U.S. \$ 34,307.76 which indebtedness is evidenced by Borrower's note dated July 25, 1983 and extensions and renewals thereof therein "Note", providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 15, 1993.

TO SECURE to Lender 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, 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 Greenville County, South Carolina, known and designated as Lot 19, Courtney Circle in Casa Loma Estate, according to plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "S" at page 65 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Courtney Circle at the joint front corner of Lots 18 and 19 and running thence along the south side of Courtney Circle S. 67-05 E. 85 feet to an iron pin at the joint front corner of Lots 19 and 20; thence along the joint line of Lots 19 and 20, S. 28-23 W. 180.7 feet to an iron pin; thence along the line of Lot 19 N. 67-05 W. 68 feet to an iron pin; thence along the joint line of Lots 18 and 19 N. 22-55 E. 180 feet to the beginning point on the south side of Courtney Circle.

Being the same property conveyed the Grantors herein by R.E. Hughes by deed dated December 11, 1952 and of record in the R.M.C. Office for Greenville County in Deed Book 469 at Page 40.

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Paris Mountain Township, about One and One-half mile north of the Union Bleachery, lying on the south side of Courtney Circle, and being shown and designated as the Eastern one-half of Lot No. 18 on Plat of Property of Casa Loma Estate prepared by Piedmont Engineers October 1947, said plat recorded in the office of the R.M.C. for Greenville County in Plat Book "S" at page 65, and being a part of the same lot conveyed to me by deed from Aubrey C. Shives March 23rd 1956, recorded in the said R.M.C. office in Deed Book 550 at page 267, and having the following courses and distances, to wit:-

Beginning on an iron pin on the south margin of Courtney Circle, joint corner of Lots Nos. 19 and 18, and runs thence with the south margin of the said Courtney Circle, N. 67-05 W. 40 (forty) feet to an iron pin; thence a new line S. 22-55W 180 feet to an iron pin on the rear line of Lot no. 18; thence with the rear line of Lot no. 18, S. 67-05 E. 40 (forty) feet to an old iron pin, joint corner of Lots No.s 18 and 19; thence with the common line of Lots No.s 18 and 19 N. 22-55 E. 180 (one hundred eighty) feet which has the address of 120 Courtney Circle, Greenville, S.C. to the beginning corner.

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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds" equal to one-twelfth of the yearly taxes and assessments including condominium and

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Vertical stamp on the right margin, possibly containing the number 1323 W. 27.