

MORTGAGE

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THIS MORTGAGE is made this 25th day of August 1983, between the Mortgagor, GARY L. STEADMAN and DAISY U. STEADMAN (herein "Borrower"), and the Mortgagee, HILTON HEAD MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is 205 The Professional Building - Hilton Head Island, South Carolina 29928 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eighty Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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 September 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 or lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, being shown and designated as Lot No. 21 on plat entitled "Schwiers at Cleveland", prepared by Dalton & Neves Co., Engineers, dated April, 1980, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 20, and a more recent survey entitled "Property of Cobb Builders, Inc.", dated March, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8M, at Page 62, reference to said recent plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of American Federal Savings & Loan Association, dated May 24, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1189, at Page 121, on May 30, 1983.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
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which has the address of 19 Harvest Lane Greenville, S.C. 29601 (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.