

FILED  
GREENVILLE S.C.  
APR 21 4 51 PM '83

**MORTGAGE**

GREENVILLE S.C.  
OCT 12 4 01 PM '83  
R.M.C. CASLEY

BOOK 1603 PAGE 116

BOOK 1630 PAGE 534

THIS MORTGAGE is made this 21st day of April 1983, between the Mortgagor, Thomas R. Spearman (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-nine thousand seven hundred (\$29,700.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated APR 11 21 1983 T.R.S. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 located in the County of Greenville, State of South Carolina lying and being on the eastern side of U.S. Highway No. 20 and being more particularly described according to a plat entitled "Property of Thomas R. Spearman" by Freeland & Associates dated April 13, 1983, as follows:

BEGINNING at an iron pin at the intersection of U. S. Highway No. 20 (U.S. Highway 29) and Bessie Road and running thence with Bessie Road N. 83-58 E. 136 feet to an iron pin; thence S. 11-24 E. 154.4 feet to an iron pin; thence S. 80-05 W. 135.8 feet to an iron pin on the eastern edge of U.S. Highway No. 20; thence with the eastern edge of U.S. Highway No. 20, N. 11-25 W. 163.4 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of South Carolina Federal Savings and Loan Association dated April 15, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1186 at Page 312.

400 5

21A01

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 11.88

400 5

3421A01

Lot 143, Section 4, Piedmont  
which has the address of Highway 20 & Main St. Piedmont  
South Carolina 29673 (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.

0.534

4326-RV-23