

PO Box 408 C.  
Greenville, S. C. 29601

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## MORTGAGE

THIS MORTGAGE is made this 9th day of February, 1984, between the Mortgagor, Richard Dean Capps and Rhonda Faith Capps, (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").

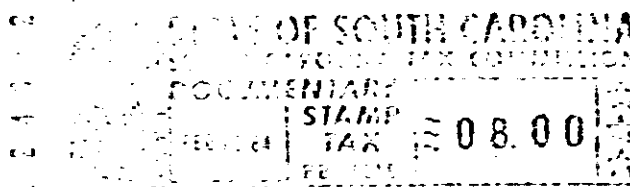
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2004...

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, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Simpsonville, Austin Township, being known and designated as Lot No. 782, on the northern side of Yellow Wood Drive, Westwood Subdivision, section VI, Sheet 1 of 2, made by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X at Page 100, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Yellow Wood Drive at the joint corner of Lots Nos. 781 and 782, and running thence along the line of Lot No. 781, N. 53-52 W. 151.4 feet to an iron pin; thence N. 38-49 E. 85 feet to an iron pin; thence S. 53-32 E. 148.4 feet to an iron pin on the northern side of Yellow Wood Drive; thence along the northern side of Yellow Wood Drive, N. 40-47 E. 86 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of First Federal Savings and Loan Association of South Carolina of even date and to recorded herewith



which has the address of 1007 Yellowwood Drive, Simpsonville, SC 29681 (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.

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