



MORTGAGE

THIS MORTGAGE is made this sixteenth day of February 1984 between the Mortgagor, Edgar L. Atkins and Kathy H. Atkins (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 1090 - Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand nine hundred sixty seven and 13/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 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 February 16, 1987

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 South Carolina, State of South Carolina:

Edgar L. Atkins and Kathy H. Atkins, their heirs and assigns forever, all that piece, parcel or lot of land in Glassy Mountain Township, Greenville County, South Carolina, near Oak Grove Church, shown and designated as Lot No. B on plat made for Edgar L. and Kathy H. Atkins by James V. Gregory, R.L.S. September 9, 1977 showing courses and distances as follows:

Beginning on an iron pin near center of Pittman Road about 1/2 mile east of S.C. Highway No. 116 and running N.41-54 E. 440.6 feet to an iron pin; thence S.40-20 E. 120.2 feet to an iron pin in line of Lot No. A; thence with line of Lot A. S.41-54 W.410.3 feet to an iron spike in Pittman Road; thence with center line of Pittman Road N.54-49 W. 120 feet to the beginning, containing 1.16 acres, more or less.

This is a part of the property conveyed to Crowley Pittman by deed recorded in R.M.C. Office for Greenville County in Book "J" at Page 612, recorded December 20, 1929, from Pearl Lindsey Stewart.



Route 3 Box 163-A, Landrum, S.C. 29356 which has the address of [Street] [City] (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.

Vertical stamp: 15 20 0

Vertical stamp: 4328-RV-2